Sheffield Guide for Developing Older People's Accommodation

Sheffield City Council

Contents

Section 1 - Introduction

1.1 Purpose of this guide

This guide is intended for planners, commissioners and developers of older people’s accommodation and support services in Sheffield. It aims to bring together key evidence and other useful information and guidance that will assist with the process of developing high quality accommodation and support services for older people.

1.2 Meeting future demand

Sheffield’s population is fortunately living longer and the number of people aged 75 and over in Sheffield is expected to increase by over 20% by 2023. Planning ahead to provide suitable housing and age friendly neighbourhoods is therefore essential if we are to meet the future needs of our older residents.

It is misleading, though, to make citywide generalisations about current provision and what will be needed in the future. Although Sheffield’s older population is growing, our older residents are also remaining in their own homes for longer and entering residential care later in life. Occupancy rates for specialist accommodation, even of the same type, vary widely across the city, as do costs and the range of accommodation provided in different neighbourhoods.

This guide therefore aims to help provide evidence for what accommodation and support services are required and in which locations, to help ensure a balanced provision across the city in the future.

1.3 Sheffield’s Housing Market Areas

Where available, the housing market information included in this guide has been broken down into thirteen smaller sub markets, or *Housing Market Areas (HMAs)*, which are shown in Figure 1.1. These areas have been identified using a range of housing, socio-economic and other survey evidence.

Each of these thirteen HMAs displays distinct characteristics and evidence suggests that there is also a high degree of ‘place attachment’ within these areas[1]. They therefore provide a useful basis for analysing supply and demand information about older people’s accommodation and support. Further details about each HMA are found in Appendix A.

1.4 Using the guide

The guide seeks to provide information and evidence which is relevant to the various stages of developing provision in Sheffield. It is divided into different sections which can support the initial planning stages through to the later stages of delivery

[1] *Sheffield Strategic Housing Market Assessment 2013*, Sheffield City Council (2013)

Figure 1.1: Sheffield's 13 Housing Market Areas (HMAs)

Since it is not possible to include all of the wealth of information and guidance that is now available both locally and nationally, the guide provides contact details for key teams at Sheffield City Council (SCC) and also links to other useful resources for developing older people's accommodation and support services.

Key SCC Contact

For more information about this guide contact the *Housing Strategy and Policy Team*:

Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Section 2 - Policy Context

National and local strategies have increasingly sought to support older people to continue living in their own homes with as much independence as possible. Commonly, one of the main ways they aim to deliver this objective is through increasing the range of accommodation and support available, so that older people are able to choose from a variety of options which meet their needs and aspirations during all stages of their older years.

This section simply provides a very brief overview of some of the key strategies and plans that are relevant to older people's accommodation and support. Web page addresses from where each of these documents can be downloaded are also included in the *Useful Resources* section of the guide.

2.1 National Policy Context

2.1.1 National Planning Policy Framework

The *National Planning Policy Framework* (NPPF) outlines the national planning policies for England and highlights the need for inclusive design. This document is designed to guide local authorities towards meeting local need and creating healthy, balanced, mixed communities, with an emphasis on sustainable development.

The NPPF defines older people as, "people over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs".

2.1.2 Housing Strategy for England

The 2011 document, '*Laying the Foundations: A Housing Strategy for England*' outlines the government's vision for the future of housing in England.

The Housing Strategy introduces the '*New Deal for Older People's Housing*', an initiative specifically designed to encourage the provision of appropriate accommodation to effectively meet the needs of an ageing population.

2.1.3 Care Act 2014

The Care Act 2014 gives local authorities new functions and entitles local people living in their areas the right to:

- receive services that prevent their care needs from becoming more serious, or delay the impact of their needs;
- information and advice they need to make good decisions about care and support;
- a range of providers offering a choice of high quality, appropriate services.

2.2 Local Policy Context

2.2.1 City for All Ages: Making Sheffield a great place to grow old

This framework aims to make Sheffield the best place in the UK to grow older and sets out what we as a city want to achieve. The consultation report summarises residents' views about what they would like to see change and how things could be made better on a range of issues, including where they live and housing.

2.2.3 Sheffield Housing Strategy 2013-23

Sheffield City Council's Housing Strategy sets out the Council's housing priorities up until 2023 in all tenures and areas of the city. The strategy's first three year action plan also outlines some of the key activity being taken to meet Sheffield's housing needs.

2.2.4 Housing Equalities and Inclusion Action Plan 2013-16

The Housing Equalities and Inclusion Action Plan outlines some of the key activity that SCC and its partners are undertaking to address housing inequalities and the additional barriers that some groups, including older people, sometimes face in accessing suitable housing and support services.

2.2.5 Joint Health and Wellbeing Strategy 2013-18

The Joint Health and Wellbeing Strategy sets out the city's plan for meeting the health and wellbeing needs of Sheffield's residents. It is based on the evidence of the Joint Strategic Needs Assessment and on consultation with Sheffield's residents.

2.2.6 Sheffield Local Plan

The Sheffield Local Plan is the development plan for the whole of Sheffield District (except for the area in the Peak Park) and comprises two parts:

i) The Core Strategy: this sets the overall vision, objectives and spatial strategies and policies for Sheffield up until 2026

ii) The Unitary Development Plan: this sets out the Council's planning policies that will be used to guide development and includes planning policies for different themes such as housing and proposal maps for the different areas of Sheffield.

Local Plan Policy C2 (Residential Layout, Space Standards and Accessible Housing) is shown in Appendix C. This was the pre-submission policy the Council was seeking to include in the new Local Plan. However, the Council took the decision to not formally submit a Draft City Policies and Sites document and Draft Proposals Map to the Government for public examination. Until a new Local Plan is adopted, Development Management decisions will use the Core

Strategy, Unitary Development Plan (UDP) and the Pre Submission Draft City Policies and Sites and the Proposals Map (2013) as appropriate.

UDP Policy H7 Mobility Housing is provided in Appendix D. This requires a minimum of 25% of homes to be to the mobility housing standard as set out in the accompanying Supplementary Planning Document.

UDP Policy H8 Housing for People in Need of Care is provided in Appendix E. This sets out the preferred location for supportive accommodation, sheltered accommodation, care homes, and nursing homes.

Local plan Policy C2 was subject to objections in the public consultation and items (e) 25% as wheelchair accessible housing and (f) meeting Lifetime Homes standard will be subject to the Government's proposals to set national standards in the Building Regulations which local authorities cannot exceed.

2.2.7 Sheffield Strategic Housing Market Assessment 2013

The Sheffield Strategic Housing Market Assessment 2013 provides a detailed analysis of the supply and demand for housing in the city, including the scale and range of housing required. It includes information about the housing needs and aspirations of Sheffield's older population, some of which is used in sections 3-5 of this guide.

2.2.8 Sheffield Market Position Statement for Adult Social Care

Sheffield's Market Position Statement for Adult Social Care includes the city's commissioning priorities for older people's specialist accommodation and support services. It provides a high level overview of the local market for residential and nursing care, dementia support, extra care/supported accommodation and community services. The key messages it has for these areas are provided in Appendix B.

Key SCC Contacts

Sheffield Housing Strategy 2013-23
Sheffield Equalities and Inclusion Action Plan 2013-16
Sheffield Strategic Housing Market Assessment

Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Joint Health and Wellbeing Strategy 2013-18

Email: healthandwellbeingboard@sheffield.gov.uk
Phone: (0114) 273 4567

Sheffield Local Plan

Email: local.plan@sheffield.gov.uk
Phone: (0114) 205 3075

Market Position Statement for Adult Social Care
Email: scapenquiries@sheffield.gov.uk

Section 3 – Drivers of Need

This section looks at indicators of future need for older people's accommodation in Sheffield and is partly based on a model suggested by *Housing LIN*[2] to help local authorities assess the need for specialist older people's housing in their area.

Demographic, socio-economic and health data associated with the indicators used in the *Housing LIN* model shown in Figure 3.1 are included within this section.

Further analysis of current and future demand for specialist accommodation based on evidence from the *Strategic Housing Market Assessment 2013* (SHMA) and current supply information is included in section 5 – *Local Needs Analysis*.

Figure 3.1: Drivers of need for older people's accommodation

Driver of Need

Population: The main driver behind the need for specialist housing is the increasing population of older people

Culture: Different cultures and the requirement for culturally appropriate accommodation need to be considered.

Lack of mobility: The relationship between advanced old age and functional difficulties can influence the type of accommodation required.

Housing types: The need for low, medium or high care needs influences the type of housing required e.g. the higher the care need, the more likely it is that options such as Extra Care might be required

Dementia: An ageing population is likely to mean more people living with dementia and a greater need for appropriate accommodation and support.

Wealth: Income levels of the older population provide an indication of the required tenure provision of specialist housing.

Existing supply: The existing provision of specialist housing obviously influences what additional accommodation may be required (see Section 4).

Tenure Provision: The most important secondary influence on need and demand is existing tenure.

Adapted from *Housing in later life planning ahead for specialist housing for older people* (Housing Lin, 2012)

[2] *Housing in later life planning ahead for specialist housing for older people* (Housing Lin, 2012)

3.1 Population

Unsurprisingly, the *Housing LIN* 'Drivers of Need' model, recognises the main driver behind the need for older people's housing as the population of those in old age.

Sheffield's population is ageing and is likely to continue to do so over the next decade. According to the *Office of National Statistics (ONS) Interim 2011 population projections* there are currently 86,183 people aged over 65 living in Sheffield, of these 61,826 are aged 65 to 79 years and 24,357 are aged 80 or over. It is expected that Sheffield's older population will grow by 13% over the next 10 years to 97,055, with the largest growth occurring in the 80 or over group.

3.1.2 Older people's population by Housing Market Area

Table 3.1 and Figure 3.2 below show the older people's population by Housing Market Area based on 2011 Census data, and the projected increase by 2021after applying the citywide projected growth of 13%.

The South East HMA has a significantly higher older population than the other HMAs. However, the Peak District National Park HMA (this is the area of the national park that falls within the Sheffield boundary) has the highest proportion of over 65's (22%) in its population.

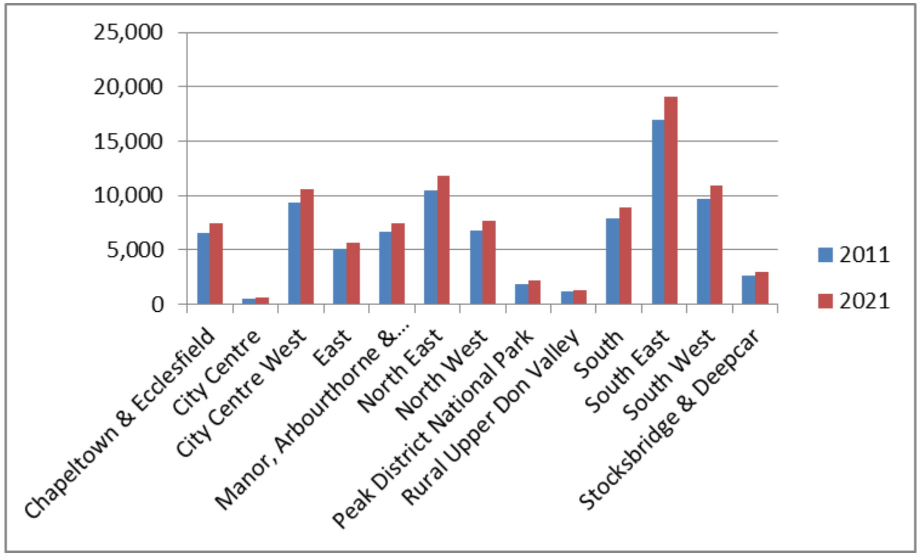
The City Centre HMA has a significantly smaller number of older people, both by number and proportionally, than the other areas. However the SHMA found that some active mature households (over 50) would be interested in living in the City Centre in the future. This suggests that the City Centre could potentially see a greater than predicted growth in its older population if suitable accommodation becomes available in the future.

Table 3.1: Projected growth in population aged 65+ by HMAs

Housing Market Area	2011	% of total area population	2021
Chapeltown & Ecclesfield	6,570	20%	7,399
City Centre	513	3%	578
City Centre West	9,351	10%	10,531
East	5,062	11%	5,701
Manor, Arbourthorne & Gleadless	6,620	15%	7,455
North East	10,465	15%	11,786
North West	6,818	18%	7,678
Peak District National Park	1,895	22%	2,134
Rural Upper Don Valley	1,171	18%	1,319
South	7,899	19%	8,896
South East	16,956	19%	19,096
South West	9,723	20%	10,950
Stocksbridge & Deepcar	2,655	20%	2,990
Sheffield	**86,183**	**16%**	**97,055**

Source: ONS Interim 2011 population projections

Figure 3.2: Projected growth in population aged 65+ by HMAs



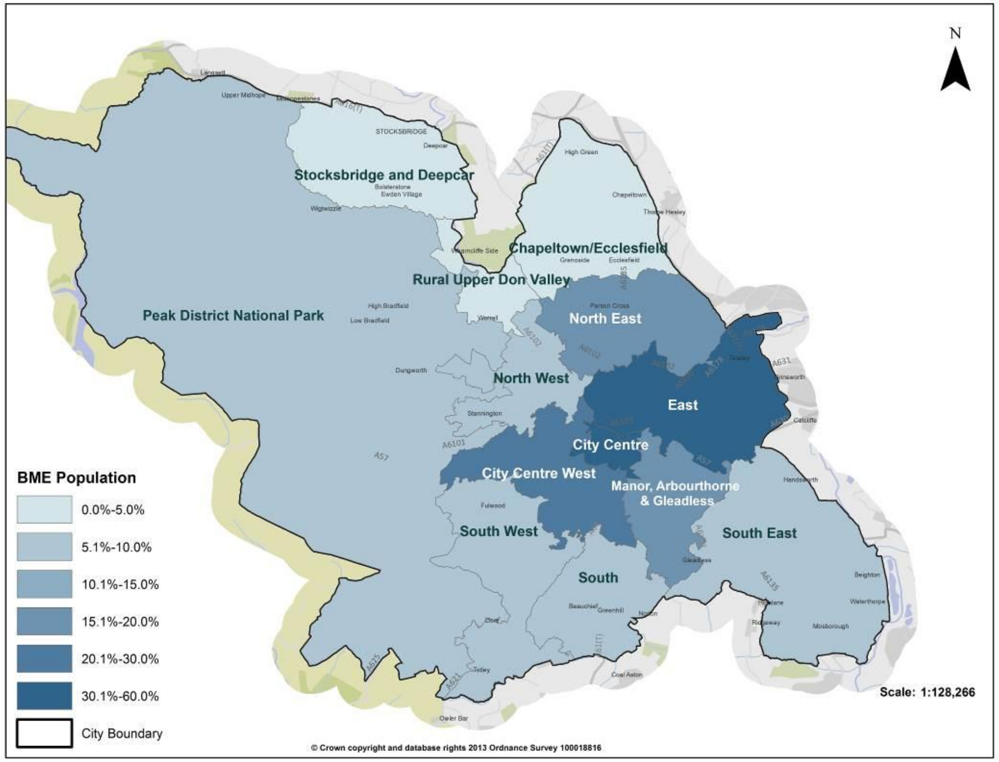
Source: ONS Interim 2011 population projections

3.2 Culture and ethnicity

The requirements of different cultures need to be considered to ensure that appropriate accommodation is available for older age groups from all cultural and ethnic backgrounds.

Sheffield is a cosmopolitan city, and has become increasingly ethnically and culturally diverse in recent years. Its ethnic population is around 19%, with 109,500 from ethnic minorities in 2011compared to 55,200 in 2001. The largest proportional increases have occurred in the East European, Indian and Chinese communities.

Figure 3.3: Ethnic profile of population by Housing Market Area



Although Sheffield's BME population has become increasingly dispersed across the city, the BME population in the East HMA remains significantly higher than in other HMAs (57.7%).

As shown in Figure 3.3, there is also a large BME population proportionally in the City Centre HMA (44.9%), which is significantly influenced by the high number of overseas students and therefore does not include many older residents.

The tendency for larger and intergenerational households among some of Sheffield's BME populations means that overcrowding can often be more of a problem than in the population as a whole[3]. The smaller size of new dwellings can exacerbate this problem and therefore needs to be considered when planning new developments in ethnically diverse areas.

Some of the city's Muslim households also find that many new build properties are incompatible with religious and cultural practices[4]. For example, open plan design can be difficult to reconcile with rules about gender segregation.

Existing sheltered accommodation remains unpopular with some BME groups and there is a need to look at how this type of provision can be made a more attractive option for these groups.

3.3 Lack of mobility

The *Housing LIN* model suggests using the population unable to perform at least one mobility task as an indicator of the lack of mobility in a local authority's area.

[3] Sheffield Strategic Housing Market Assessment 2013
[4] Sheffield Strategic Housing Market Assessment 2013

As shown in Table 3.2, it is estimated that the number of people aged over 65 who are unable to perform at least one mobility task in Sheffield will increase to 18,508 people by 2020, a rise of nearly 11% from 2014.

The largest increase in this category is expected in the over 85 population; where numbers are projected to rise by nearly 18%. In contrast, it is predicted that the number of people in the 65-69 age band who are unable to perform at least one mobility task will actually fall by around 10% between 2014 and 2020.

This suggests that there will be a need to increase floating support provision, particularly for the over 85 population, to help those older residents with severely restricted mobility to continue living safely and comfortably in their own homes.

Table 3.2: 65+ population unable to perform at least one mobility activity

Age Group	2014	2016	2018	2020
65-69	2,300	2,273	2,094	2,078
70-74	2,744	2,922	3,250	3,228
75-79	3,018	2,988	3,000	3,165
80-84	3,147	3,241	3,447	3,512
85+	5,540	5,795	6,100	6,525
Total 65+	16,714	17,219	17,891	18,508

Source: POPPI 2014

3.4 Housing Types

The *Housing LIN* model suggests a range of indicators to help identify what types of accommodation local authorities and their partners should consider providing in the future. These include the following:

- Population with difficulties with specific domestic tasks
- Population unable to perform at least one self-care task
- Population with long-term limiting illness
- Population living alone

Table 3.3: 65+ population unable to manage at least one domestic task on their own

Gender by age group	2014	2016	2018	2020
Males aged 65-69	2,080	2,080	1,920	1,888
Males aged 70-74	2,100	2,205	2,457	2,478
Males aged 75-79	2,880	2,916	2,952	3,132
Males aged 80-84	2,214	2,296	2,501	2,583
Males aged 85+	2,924	3,196	3,400	3,740
Females aged 65-69	3,920	3,836	3,528	3,528
Females aged 70-74	4,360	4,680	5,200	5,120
Females aged 75-79	5,096	4,992	4,992	5,252
Females aged 80-84	5,025	5,159	5,427	5,494
Females aged 85+	6,560	6,806	7,134	7,544
Total population aged 65+	37,159	38,166	39,511	40,759

Source: POPPI 2014

As shown in Table 3.3, the number of Sheffield's residents aged 65+ who have difficulties with specific domestic tasks is expected to rise to 40,759 people by 2020, an increase of nearly 10% from 2014.

As shown in Table 3.4, the number of Sheffield's residents aged 65+ who are unable to perform at least one self-care task is expected to rise to 33,352 by 2020, an increase of over 9% from 2014.

Table 3.4: 65+ population unable to perform at least one self-care task

Gender by age group	2014	2016	2018	2020
Males aged 65-69	2,340	2,340	2,160	2,124
Males aged 70-74	1,900	1,995	2,223	2,242
Males aged 75-79	2,320	2,349	2,378	2,523
Males aged 80-84	1,782	1,848	2,013	2,079
Males aged 85+	2,193	2,397	2,550	2,805
Females aged 65-69	2,940	2,877	2,646	2,646
Females aged 70-74	3,270	3,510	3,900	3,840
Females aged 75-79	3,822	3,744	3,744	3,939
Females aged 80-84	3,975	4,081	4,293	4,346
Females aged 85	5,920	6,142	6,438	6,808
Total 65+	30,462	31,283	32,345	33,352

Source: POPPI 2014

Table 3.5: 65+ population with long-term limiting illness

Age group	2014	2016	2018	2020
65-74	11,739	11,984	12,106	12,008
75-84	9,507	9,630	9,878	10,312
85+	3,128	3,280	3,456	3,709
Total 65+	24,374	24,894	25,441	26,029

Source: POPPI 2014

Table 3.5.1: Households (all ages) with a disability or long-term limiting illness by HMA

HMA	No. of households (gross weighted)	% of households
Chapeltown/Ecclesfield	3,701	27
City Centre	846	12
City Centre West	7,267	20
East	4,276	27
Manor/Arbourthorne/Gleadless	6,311	32
North East	9,046	31
North West	3,613	21
Peak District National Park	487	12
Rural Upper Don Valley	571	23
South	4,930	25
South East	11,627	29
South West	3,399	16
Stocksbridge and Deepcar	1,394	25
TOTAL	57,468	25

As shown in Table 3.5, the number Sheffield's residents aged 65+ living with a limiting long-term illness (LLTI) is expected to rise to 26,029 by 2020, an increase of nearly 7% from 2014. The SHMA found that in 2013 there were 57,468 households (of all ages) in Sheffield containing at least one member with a disability or LLTI, approximately one quarter of all households.

However, as shown in Table 3.5.1, these households are not distributed evenly throughout the city. For example, 32% of households in the Manor / Arbourthorne / Gleadless HMA include at least one person with a disability or LLTI, in comparison to only 12% of households in the City Centre and Peak District National Park HMAs.

As shown in Table 3.6, the number of Sheffield's residents aged 65+ living alone is expected to rise to 23,745 by 2020, an increase of nearly 11% from 2014.

Table 3.6: 65+ population living alone

Gender by age group	2014	2016	2018	2020
Males aged 65-74	4,600	4,700	4,740	4,720
Males aged 75	6,018	6,256	6,562	6,970
Females aged 65-74	7,470	7,620	7,680	7,620
Females aged 75+	15,433	15,616	16,104	16,775
Total population aged 65-74	12,070	12,320	12,420	12,340
Total population aged 75+	21,451	21,872	22,666	23,745

Source: POPPI 2014

These indicators suggest that an increasing number of dwellings will need to be adapted to help their inhabitants to continue living safely and independently. They also emphasise the need for more wheelchair housing and a greater proportion of dwellings to be built to Lifetime Homes standard and greater efforts to deliver lifetime (inclusive) neighbourhoods.

Bungalows and ground floor apartments or maisonettes are also likely to be in increasing demand by older people whose mobility is limited. Some neighbourhoods will also require a greater number of smaller properties that these residents can downsize into.

The indicators also suggest that demand for floating support services will grow over the coming years, to help people remain independent in their homes for longer. Similarly, the demand for more highly supported accommodation is also likely to grow but the number of places and the types of accommodation required will be dependent on aforementioned factors, such as the availability of floating support and the number of adaptations being made to the properties of older residents. More detailed analysis of the types of accommodation which will be needed in the next few years and in what areas is included in section 5.

As shown in Table 3.5.1, the increasing demand for suitable accommodation and support services will not be distributed evenly across the city, but will instead correspond to the areas where there are higher proportions of people with disabilities and limiting long-term illnesses.

Identification of the levels of domiciliary care being provided across the city can also help to identify areas where accommodation providing some level of care and support, such as an extra care home or an 'enhanced' sheltered scheme might need to be prioritised. The level of domiciliary being delivered to each of Sheffield's neighbourhoods in December 2014 is shown in Appendix G.

3.5 Dementia

As shown in Table 3.7, it is estimated that the number of people with dementia in Sheffield's 65+ population will rise to 7,298 by 2020, an increase of nearly 13% from 2014.

Table 3.7: 65+ population predicted to have dementia

	2014	2016	2018	2020
65-69	335	332	306	303
70-74	572	606	675	673
75-79	1,045	1,037	1,042	1,100
80-84	1,548	1,595	1,700	1,733
85-89	1,567	1,644	1,706	1,822
90+	1,404	1,432	1,549	1,666
Total population aged 65+	6,470	6,647	6,977	7,298

Source: POPPI 2014

It is estimated that two-thirds of people with dementia live in their own homes or specialist housing, and the remaining third live in care homes[5]. The majority of people with dementia express a preference to stay living in their own home for as long as possible[6] and early diagnosis can play a key role in helping to delay premature admission to long term care.

Home adaptations, telecare, home improvement agencies and home support services can play a crucial role in helping people with dementia to continue living independently, as can the development of dementia-friendly communities, which are now being developed in Sheffield[7]. Providing high quality support to people with dementia will therefore become an increasing focus for the commissioning activities of SCC and its partners.

Without investment in those support services and suitable specialist housing, it is likely that there will be a corresponding rise in the demand for care home places for people with dementia. Recent research has shown that 80% of care home residents have dementia or severe memory problems[8]. SCC is therefore keen to discuss with providers how extra care type accommodation can be provided for people with dementia.

[5] Alzheimer's Society (2011), Support, Stay, Save
[6] Alzheimer's Society (2011), Support, Stay, Save
[7] http://www.sheffieldccg.nhs.uk/our-projects/dementia-friendly-community.htm
[8] Alzheimer's Society (2013), Low Expectations

3.6 Wealth

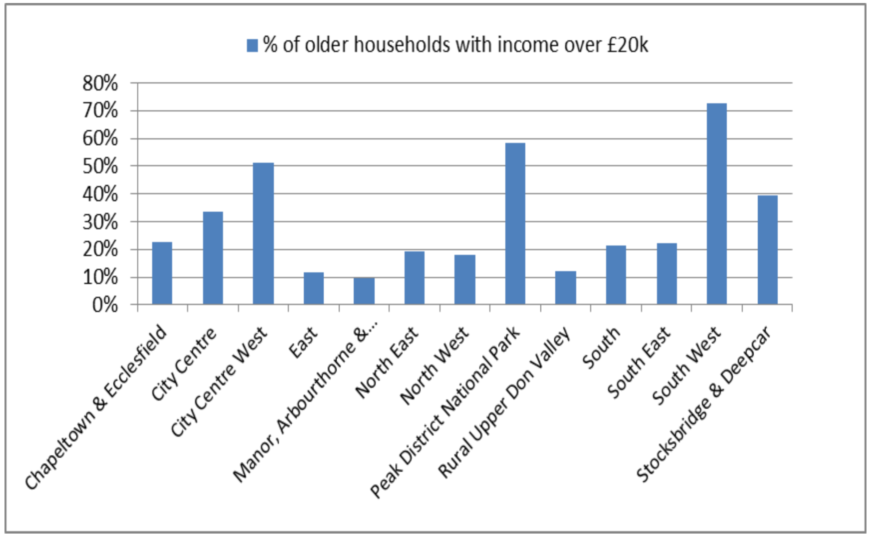
Older households in Sheffield have lower than average incomes; only 32% (12,644) have an income over £20,000 compared to 55% of all households. However, in terms of savings the picture is more mixed: 30% (10,998) of older households have less than £5,000 in savings, but 20% have over £75,000 saved (7,236)[9].

Home equity is high amongst older home owners, with 90% having more than £75,000 in equity. This reflects the levels of outright ownership amongst this group. Most home owners in the majority of HMAs have this level of equity, with the exception of the City Centre. However, incomes and savings varies by HMA, with some areas considerably wealthier than others. Figure 3.3 below shows the proportion of older households with incomes over £20,000 by HMA.

The South West, Peak District National Park and City Centre West HMAs have the highest percentage of households with incomes over £20,000, while the Manor, Arbourthorne & Gleadless, East and Rural Upper Don Valley HMAs have the lowest.

[9] Sheffield Housing Market Assessment 2013

Figure 3.3: Percentage of older households with incomes over £20k by HMA



Source: Sheffield Housing Market Assessment 2013

Table 3.3 shows the proportion of households with savings over £20k by HMA. The rows highlighted in yellow show the three areas with highest levels of savings; these are the South West, City Centre West and Peak District National Park HMAs.

Table 3.3: Savings by HMA

Housing Market Area	Households with saving over £20k	% with savings over £20k
Chapeltown & Ecclesfield	524	26%
City Centre	0	0%
City Centre West	2687	57%
East	526	32%
Manor, Arbourthorne & Gleadless	578	32%
North East	934	29%
North West	1248	40%
Peak District National Park	501	44%
Rural Upper Don Valley	138	39%
South	1608	42%
South East	1839	24%
South West	3685	68%
Stocksbridge & Deepcar	655	47%

Source: Sheffield Housing Market Assessment 2013

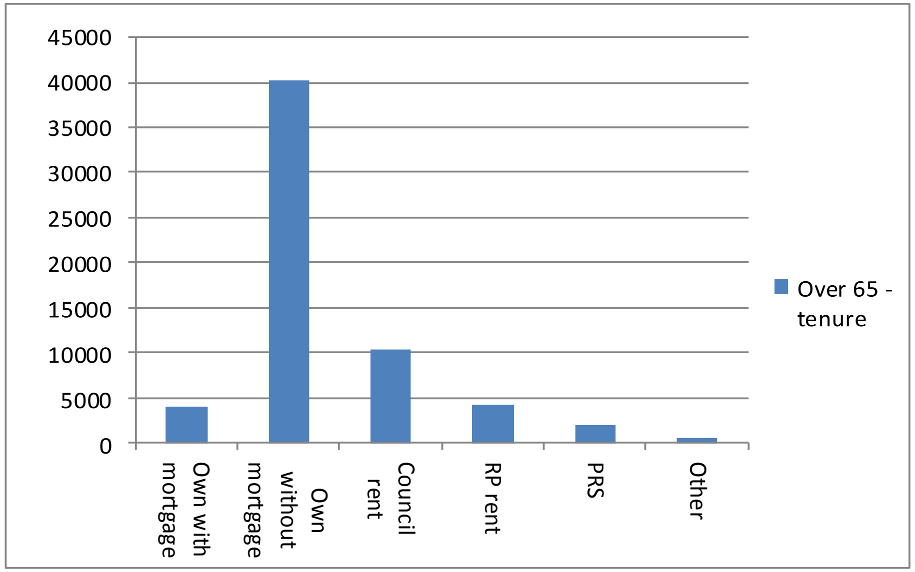
The high levels of equity and savings suggests that some older home owners have considerable resources, which could be utilised to meet their accommodation and caring needs as they age, particularly in the South West and City Centre West HMAs. However, in some areas it seems that the older households are equity rich but cash poor; this is noticeable in the East and North East HMAs.

Older households living in the rented sector with low incomes and savings are likely to require social rented older provision.

3.7 Tenure Provision

The SHMA found that almost three-quarters of households aged over 65 own their home, with 66% of these (40,305) owning outright. Social renting either from the council or a registered provider is the second most common tenure for older households, as Figure 3.4 illustrates.

Figure 3.4: Tenure profile of older households



Source: Sheffield Housing Market Assessment 2013

Three and two bed semi-detached houses are the most common types of properties older households live in. A further 14% live in flats or maisonettes and 6% live in a bungalows.

Figure 3.5: Older households' tenure by HMA

Housing Market Area	65+ Households	Own with mortgage	Own outright	Social rent	Private rent	Other
Chapeltown & Ecclesfield	4,350	6%	73%	19%	2%	0%
City Centre	517	0%	0%	62%	38%	0%
City Centre West	6,405	9%	61%	26%	1%	2%
East	4,606	3%	54%	33%	10%	0%
Manor, Arbourthorne & Gleadless	4,476	0%	41%	54%	2%	2%
North East	6,817	3%	56%	38%	2%	1%
North West	5,302	9%	66%	19%	6%	0%
Peak District National Park	1,405	10%	83%	7%	0%	0%
Rural Upper Don Valley	710	11%	72%	17%	0%	0%
South	6,139	6%	68%	22%	3%	0%
South East	13,893	10%	64%	21%	4%	1%
South West	7,435	6%	88%	3%	1%	2%
Stocksbridge & Deepcar	2,143	3%	88%	6%	0%	3%

Source: Sheffield Housing Market Assessment 2013

Figure 3.5 shows the tenure split by area. The Peak District National Park, South West, Stocksbridge & Deepcar HMAs have the highest levels of home ownership, while the City Centre, North East and East HMAs have the highest levels of social renting.

3.8 Demand for care home places

Residential Care

Demand for residential care for older people is likely to be relatively stable over the short to medium-term. We know that the age of people entering residential care has increased therefore we predict this will offset the need for additional beds. However, people who are much older are likely to be frailer and have more complex needs and the growth in the numbers of people with dementia may mean the residential care market needs to diversify to meet these changing needs.

We expect to see changes in the parts of the residential care market that are predominantly council-funded, as static fee levels and competition between providers sees a greater share of the market going to larger, more cost efficient accommodation. These changes may lead to some smaller providers exiting the market.

Nursing Care

The demand for nursing care is currently high in Sheffield; around 200 beds are currently being used to provide temporary intermediate care, mainly for older people coming out of hospital. We expect our health integration work to increase the proportion of people supported to recover from a period of ill-health in their own home, which will reduce the demand for intermediate care beds from 2015 onwards. However, in the short-term at least, good quality nursing beds at the council's standard rate are likely to be in demand

Key SCC Contacts

For more information about data from the Strategic Housing Market Assessment 2013 contact:

Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Section 4 - Local Provision

This section looks at the supply of older people's accommodation in Sheffield. It includes information about the current supply of specialist housing (care homes, extra care homes and sheltered housing) in both the social and private sectors.

It also provides information about social housing stock which is reserved (age-banded) for tenants over the age of 60, and properties from all tenures which have been adapted to help disabled people continue living in their home.

4.1 Supply of specialist older people's accommodation

Figure 4.1 shows the location of Sheffield's older people's accommodation and how it is distributed across the city's Housing Market Areas (HMAs). This information, which was taken from the EAC and Care Quality Commission (CQC) websites in January 2014, is also represented in Tables 4.1 and 4.2

Table 4.1 shows the supply of specialist accommodation provided by the private sector and available at market rent or available to buy leasehold; Table 4.2 shows the specialist accommodation provided by SCC and other Registered Providers at below-market rent levels.

Comparison of the supply of specialist accommodation with the 65+ age population for each HMA suggests that there may be some inequalities in terms of the accommodation choices available for older residents living in different areas of the city.

For example, the City Centre West HMA has more specialist accommodation facilities (47) than any other HMA although it has only the fourth highest number of people over the age of 65. In comparison, the Rural Upper Don Valley HMA has only one sheltered housing scheme. Even though this HMA's older population is just one eighth the size of the City Centre West HMA's, its provision still compares unfavourably in terms of units of specialist housing per head of population.

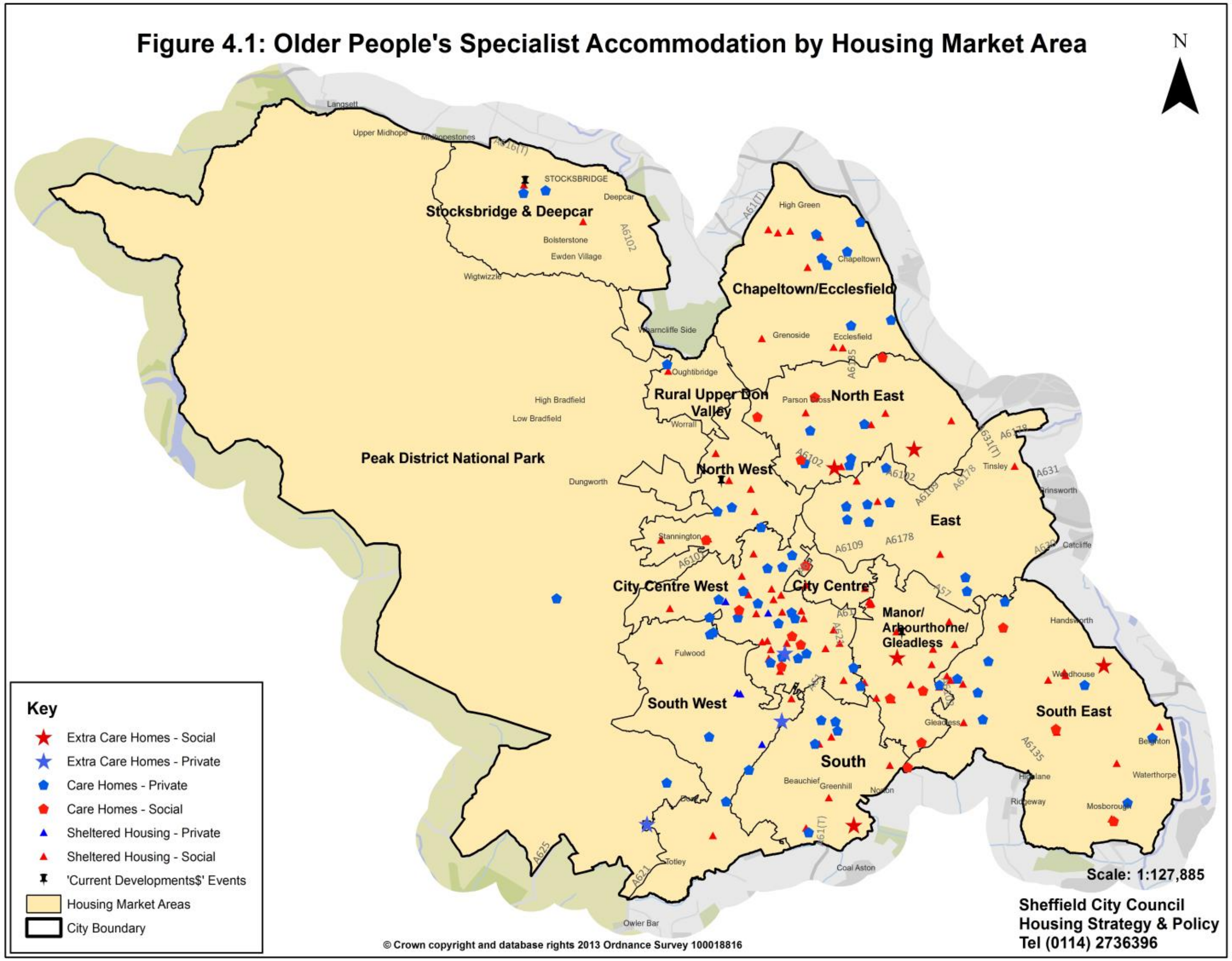


Figure 4.1: Older People's Specialist Accommodation by Housing Market Area

Table 4.1: Private sector specialist accommodation by Housing Market area

Housing Market Area	Private Care Home	Private Extra Care	Private Sheltered	Total
Chapeltown & Ecclesfield	7	0	0	7
City Centre	0	0	0	0
City Centre West	18	1	2	21
East	9	0	0	9
Manor, Arbourthorne & Gleadless	0	0	0	0
North East	5	0	0	5
North West	2	0	0	2
Peak District National Park	3	0	0	3
Rural Upper Don Valley	0	0	0	0
South	7	0	0	7
South East	9	0	0	9
South West	4	2	3	9
Stocksbridge & Deepcar	2	0	0	2
Sheffield	**66**	**3**	**5**	**74**

Source: Elderly Accommodation Council & Care Quality Commission

Table 4.2: Social provider specialist accommodation by Housing Market Area

Housing Market Area	Social Care Home	Social Extra Care	Social Sheltered	Total
Chapeltown & Ecclesfield	0	0	8	8
City Centre	0	0	2	2
City Centre West	5	0	21	26
East	0	0	5	5
Manor, Arbourthorne & Gleadless	3	1	13	17
North East	4	2	5	11
North West	1	0	6	7
Peak District National Park	0	0	0	0
Rural Upper Don Valley	0	0	1	1
South	1	1	5	7
South East	3	1	12	16
South West	0	0	3	3
Stocksbridge & Deepcar	0	0	2	2
Sheffield	**17**	**5**	**83**	**105**

Source: SCC, Elderly Accommodation Council & Care Quality Commission

4.1.1 Care Homes

Sheffield has a diverse market of small and large care home providers. Recent research[10] into Sheffield's care home market found that over the past four years five new homes entered the market but five also closed down.

In 2014, there were 83 residential care and nursing homes for older people. These care homes provided 3,804 beds, 79% of which were provided by private sector companies.

The remaining care homes were run by *Sheffcare* or Housing Associations, with *Sheffcare* providing the majority of these homes. Together these organisations provided around 763 beds.

There are three main purchasers of care and nursing home places in Sheffield: SCC (48%), self-funders (32%), and NHS Sheffield (20%).

The City Centre West HMA has the most (23) care homes, with the majority provided by the private sector. The City Centre HMA and Rural Upper Don Valley do not currently have any care homes at all.

Occupancy rates for Sheffield's care home market are comparable to other regions but the overall trend is up from 2013/14, as shown in Table 4.3. While the majority of care homes have consistently high levels of occupancy there are a smaller number that are experiencing significant problems in filling places.

Table 4.3: Care home occupancy rates

	Nursing % Occupancy	Residential % Occupancy
2014/15	87.53%	88.57%
2013/14	83.0%	86.7%

Source: SCC

Increasingly more people are paying part or even all of their care costs and expectations about the quality of accommodation are growing.

4.1.2 Extra Care Housing

Sheffield's extra care accommodation is a popular choice and the schemes have healthy waiting lists but provision is very small compared to the number of residential and nursing care homes in the city.

There are a total of eight[11] extra care schemes in the city. In total these schemes provide around 570 units of accommodation, comprising mostly of apartments and a small number of bungalows.

[10] *Care Home Market Fees and Analysis 2015/16* (SCC)

[11] EAC (January 2014)

SCC has contractual arrangements with five of the schemes. These five schemes are operated by Housing Associations and located in Woodhouse, Norfolk Park, Jordanthorpe, Shirecliffe and Wincobank. They vary considerably in size, from 39 units to 217 units. Two of the three 'private' Extra Care schemes are located in the South West HMA and the other one is located in the City Centre West HMA.

At present, over half the HMAs do not currently have any extra care housing, these are: Chapeltown/Ecclesfield, City Centre, East, North West, Peak District National Park and Rural Upper Don Valley.

Anecdotal information from the five schemes the Council has contractual arrangements with indicates that most applications come from the surrounding area, with most residents having previously lived within in a mile of the extra care scheme.

The Council is keen to encourage and support up to three bids to develop new extra care schemes with ideally at least 80 units in each scheme. The areas where additional schemes might be appropriate are outlined in section 5. As of January 2015, two new extra care schemes were being planned by Registered Providers in Adlington (Parson Cross) and Manor. Another scheme is also being considered by a developer in Hemsworth.

4.1.2 Sheltered Housing

There are 88 sheltered housing schemes in Sheffield, providing around 2500 units of housing. The large majority (83) of these are provided by social landlords and charities. Of the five schemes provided by the private sector, three are located in the South West HMA and two are in the City Centre West HMA.

Analysis from the Housing LIN's SHOP@ tool suggests that Sheffield has a shortfall of around 60% in it its provision of sheltered accommodation. Further work is currently being undertaken by SCC to ascertain whether providers agree with the scale of this shortfall but the areas where additional sheltered housing is most likely to be required are outlined in section 5.

The City Centre West HMA currently has the most schemes (23) and the highest number of units (537). The Rural Upper Don Valley has the least number, both in terms of schemes (1) and units (40).

Sheffield City Council, the largest single provider of sheltered housing in the city, operates 30 schemes. Nearly half of these are located in two HMAs: Chapeltown/Ecclesfield HMA (7) and South East HMA (6).

Table 4.4 shows lettings information for SSC's sheltered properties in 2014. Demand for SCC's schemes varies considerably and those located on the fringes of the city generally seem to be more popular than some other areas, with highest average waiting times being in the Chapeltown/Ecclesfield HMA.

Table 4.4: Council sheltered housing lettings in 2014

Number of SCC Sheltered Units	Average occupancy rate	Number of Lets	Average number of bids	Average waiting time (years)	% of units let
1130	95%	184	4.4	3.3	16%

Source: SCC

In comparison to other social housing in the city, the average bids and waiting time for SCC's sheltered properties are not high but a large proportion of these units are allocated based on medical need and not advertised through Choice Based Lettings. Another factor may be the age of the Council's sheltered units, which are typically older and possibly less desirable than new schemes offered by other providers.

The current work being undertaken by SCC looking at the city's provision of sheltered housing will provide additional evidence about the demand for sheltered housing across the city and how it is influenced by the "offer" of individual schemes.

4.2.1 General needs accommodation

General needs accommodation for older people is general housing which is suitable for older residents, and includes social rented age-banded properties and adapted properties across all tenures.

4.2.1.1 Age-banded properties

Table 4.5 shows the number of properties by housing market area that are currently reserved for older (aged 60+) residents by the Council and other Registered Providers in Sheffield.

Table 4.5: Age-banded (60+) Council and RP properties

Housing Market Area	SCC Age-banded units	Registered Provider Age-banded units	Total Age-banded units
Chapeltown/Ecclesfield	52	0	52
City Centre	20	0	20
City Centre West	281	0	281
East	125	0	125
Manor/Arbourthorne/Gleadless	105	0	105
North East	236	0	236
North West	317	126	443
Peak District National Park	57	0	57
Rural Upper Don Valley	0	0	0
South	226	0	226
South East	219	44	263
South West	165	0	165
Stocksbridge and Deepcar	81	0	81
Sheffield	**1884**	**170**	**2054**

Source: SCC

The North West HMA has the highest number of age-banded properties, followed by the City Centre West HMA. The South East has the third highest number of age-banded properties but it actually has significantly more residents over the age of 65 than any of the other housing market areas.

The Rural Upper Don Valley is the only HMA not to have any age-banded properties at all. Two new age-band schemes have recently been completed by Housing Associations in Stocksbridge (Stocksbridge and Deepcar HMA) and Arbourthorne (Manor/Arbourthorne/Gleadless HMA), and another is due to be completed in Wisewood (North West HMA) in summer 2015.

4.2.1.2 Adapted properties

The SHMA found that approximately 10% of Sheffield's dwellings have been adapted or been built to meet the needs of a disabled household member. As shown in Table 4.6, the most common types of adaptation are handrails or grabrails; these are fitted in 20% of properties in which some form of adaptation has been made.

The SHMA found 64% of households felt their property was suitable for the needs of existing disabled or longer term illness limited household members, while 36% of households felt the home was not suitable. Although there were no major differences in this perception across tenure, there were more significant differences across HMAs (see Table 4.7). Manor / Arbourthorne / Gleadless was the HMA with the highest propotion (48%) of residents who felt their housing did not meet the needs of an existing disabled or LLTI resident (the result for the Rural Upper Don Valley could reflect the limited overall return of surveys for this area and may therefore be unrepresentative).

Table 4.6: Facilities and adaptations provided

Facility/adaptation	Number (gross weighted)	% of households
Wheelchair adaptations	4267	7
Access to property/ramp	6432	10
Vertical lift/stair lift	6407	10
Bathroom adaptations	11982	19
Ground floor toilet	5457	9
Handrails/grab rails	12594	20
Kitchen adaptations	1115	2
Safe access to garden/external area	3720	6
Assistance maintaining home/garden	2236	4
Extension/extra room	1040	2
Citywide alarm system	5286	9
Downstairs bedroom	1300	2
TOTAL	61837	100

Source: Strategic Housing Market Assessment 2013

Table 4.7 Adequacy of home for disabled / LLTI residents' needs

HMA	Adequate		Inadequate	
	Number	%	Number	%
Chapeltown/Ecclesfield	2057	75	699	25
City Centre	518	58	372	42
City Centre West	3969	61	2549	39
East	3572	68	1649	32
Manor/Arbourthorne/ Gleadless	3000	52	2802	48
North East	5528	66	2876	34
North West	2722	66	1420	34
Peak District National Park	287	74	100	26
Rural Upper Don Valley	516	100	0	0
South	2845	65	1543	35
South East	6216	61	3994	39
South West	2863	69	1271	31
Stocksbridge and Deepcar	1074	77	319	23
Sheffield	**35167**	**64**	**19594**	**36**

Source: Sheffield Strategic Housing Market Assessment 2013

Table 4.8 shows the numbers[12] of properties that have had major adaptations, such as level access showers, hoists, ramps, stair lifts, vertical lifts and wheelchair step lifts, to help the tenants of the Council and Housing Associations to continue living safely and comfortably in their home.

[12] The number of Register Provider adapted properties are based on stock survey information provided to SCC and may not be comprehensive for all RPs

Table 4.8: Adapted Council and RP properties

Housing Market Area	SCC Adapted Units	RP Adapted Units	Total
Chapeltown/Ecclesfield	637	4	641
City Centre	65	7	72
City Centre West	525	291	816
East	624	124	748
Manor/Arbourthorne/Gleadless	612	292	904
North East	1068	452	1520
North West	330	100	430
Peak District National Park	44	0	44
Rural Upper Don Valley	89	0	89
South	610	16	626
South East	1375	501	1876
South West	115	45	160
Stocksbridge and Deepcar	169	0	169
Sheffield	**6263**	**1832**	**8095**

Source: SCC

Figure 4.2 below shows the location of these social rented adapted properties. From this it can be seen that many of the HMAs have high concentrations of adapted properties with the exception of the South West, Rural Don Valley and the Peak District National Park.

Key SCC Contacts

Care homes
Email: scapenquiries@sheffield.gov.uk
Tel (0114) 2736815

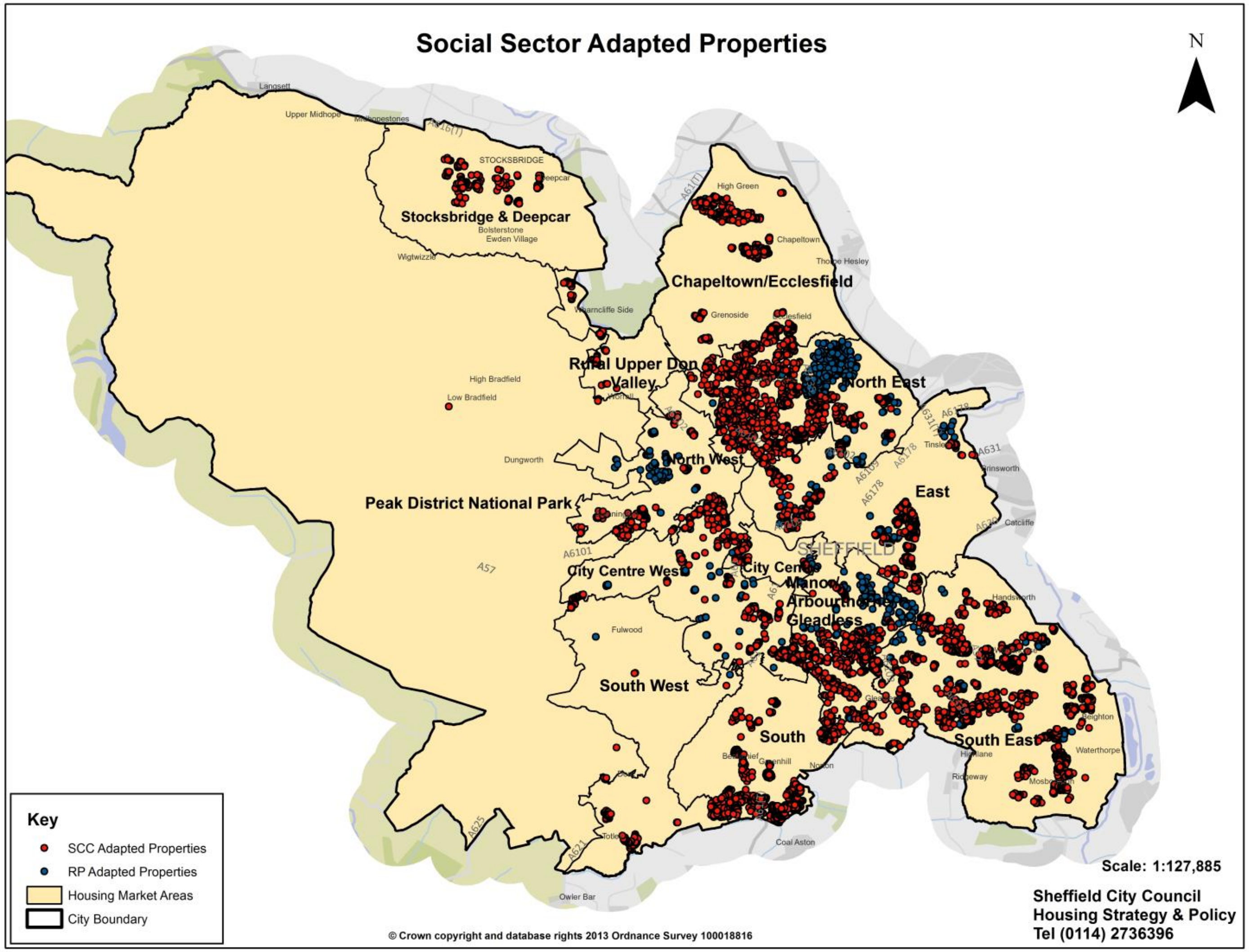
Extra care homes
Email: supportingpeople@sheffield.gov.uk
Tel (0114) 2735062

Sheltered housing
Email: councilhousing@sheffield.gov.uk
Phone: (0114) 293 0000 / 205 3333

Age-banded properties
Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Adapted properties
Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Figure 4.2: SCC and other Registered Provider Adapted Properties

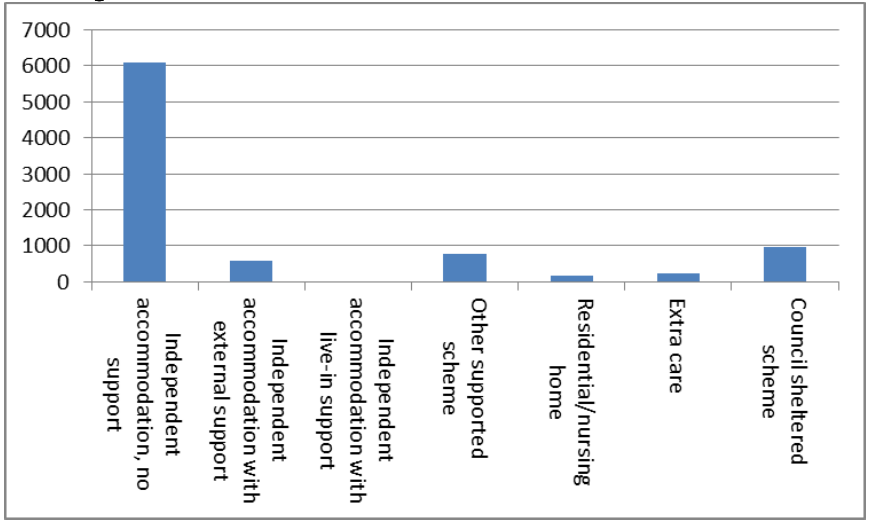


Section 5 – Local Needs Analysis

5.1 Older people's housing demand in the next 5 years

The Strategic Housing Market Assessment (SHMA) 2013 asked households if they need to move in the next five years. Overall 21% (11,748) of households aged over 65 said they needed to move, of these 9,251 were aged 65-79 and 2,497 were aged 80 and over. These proportions are smaller than citywide; 28% of households across Sheffield needed to move in the next five years.

Figure 5.1: Type of accommodation older households who are moving would like



Source: Sheffield Housing Market Assessment 2013

Generally the older households who are moving require independent accommodation with no support, and 7% said they would like to live independently with external support provided. In terms of specific older people schemes, council rented sheltered housing is the most popular option, as shown in Figure 5.1. However, this could also partly reflect the lack of other options for supported accommodation that are perceived to be available.

5.2 Demand by Housing Market Area 2013-2018

The SHMA can also be used to help assess the demand for older people's accommodation in each Housing Market Area (HMA). However, when analysing the data by the HMAs it's important to note that the responses, even weighted, are small due to breaking the data down into three variables by age, area and those that are moving. Therefore this data can only be used to give an indication of the possible demand for this type of accommodation in each area.

The housing needs by HMA are discussed below (with the exception of the Peak District National Park, since planning for housing is largely the responsibility of the Park Authority). However, these conclusions are currently focused on the need for purpose built provision in the HMA areas.

This analysis will be enhanced to look at how requirements can partly be met through general needs provision, such as ground floor flats and bungalows, based on analysis which will be included in the housing market area profiles which are currently being developed by SCC's Housing Strategy and Policy Team.

- **Chapeltown & Ecclesfield HMA**

  This area has a relatively large proportion of older people compared to citywide at 20%. The area is served well by private providers of care homes and social providers of sheltered schemes but has no extra care provision. The high concentrations of domiciliary care being provided in the neighbourhoods of High Green and Chapeltown suggest that additional supported accommodation schemes providing high levels of care and support should be considered in these neighbourhoods e.g. an enhanced sheltered schemes or a mixed tenure small extra care scheme.

- **City Centre HMA**

  This area has a small older population and a high proportion of sheltered units to meet demand, which suggests that this area will not need any older provision in the short term. However, the SHMA did show some demand for city centre living amongst over 50's, with 10% saying they would consider living in this area if the right housing products and facilities were provided. In the short term opportunities in general stock to meet older households' needs should be the focus, such as ground floor flats and bungalows rather than a purpose built scheme.

- **City Centre West HMA**

  This area has the largest supply of older people's accommodation in the city but a smaller than average older population. The area lacks extra care provision but otherwise it is relatively well provided for. There was some demand expressed in the SHMA for residential/nursing home and other purpose built supported housing, which could suggest a need for higher levels of care and support, but numbers are small. Additional care home, enhanced sheltered scheme or small private/ mixed tenure extra care scheme provision might therefore be appropriate but generally this area does not appear to be a priority for additional older provision in the period up to 2018.

- **East HMA**

  This area has a lower than average proportion of over 65's, but this still equates to over 5,000 people. The area has 15 schemes with the majority (13) being private care homes However, older households in the East have low income levels which could result in them being priced out of the private provision.

  The SHMA found that there is some demand for extra care housing, and while this HMA doesn't include an extra care scheme it does have access to the Meadows at Shirecliffe and Roman Ridge at Wincobank. There was also some demand for council sheltered housing and given the low supply of social rented schemes compared to other areas, there is the potential for additional sheltered housing or a small extra care scheme.

However, this needs to be balanced with the strong demand for family housing in this area. The high BME population in this area (62%) means that any new scheme developed should also consider the cultural needs of different BME groups, as the existing sheltered housing in this area is not popular with BME households.

- **Manor, Arbourthorne & Gleadless HMA**

  The older population in this area reflects the city average at 15%. The area has a moderate supply of older provision with 17 schemes, of which 1 is extra care and 13 are social rented sheltered housing (all but one operated by Registered Providers). Another extra care scheme is planned by one of the city's Registered Providers (approximately 60 units) in Manor, which should meet the demand for this type of provision if it is delivered.

  There is a small supply of sheltered housing relative to the size of the area's older population, and the SHMA also showed demand for sheltered housing in this area: 256 households expressed a need for this accommodation. Since income levels of older households in this area are the lowest in the city, with just 9% having an income over £20,000, additional social sheltered housing is the type most needed in this area.

  The MAG HMA also has a relative lack of care home places for the size of its older population, and more provision needs to be considered.

  This HMA has the highest proportion of households with disabled or limiting long term illness members who felt their home was not suitable for their household's needs. Additional bungalows and ground floor flats may help to address this need, as could more adaptations of properties and perhaps better matching of existing social tenants with suitably adapted properties.

- **North East HMA**

  The older population in this area reflects the city average and 16 older people's schemes are provided. This area has adequate provision of extra care housing, with schemes located in Shirecliffe and Wincobank, and another scheme is being planned for Adlington by a Registered Provider. The area has a very small supply of sheltered housing relative to the size of its older population, however, and a demand for this type of accommodation was identified in the SHMA. Additional sheltered accommodation should therefore be prioritised.

- **North West HMA**

  The area has a slightly higher than average percentage of older people than citywide at 18% and a total of 9 older people's schemes, including 6 social sheltered schemes. Although the SHMA did not identify a strong demand for more specialist older people's housing, the area lacks any extra care provision and has a small supply of sheltered housing for the size of its older population. Demand for the Council's sheltered schemes in this area is also above average. Additional sheltered schemes and extra care provision therefore need to be considered for this area.

- **Rural Upper Don Valley HMA**

  The older population (1,171) in this HMA is numerically smaller than most of the other HMAs but at 18% of the area's total population it is above average for the city. Specialist older people's accommodation consists of just one sheltered housing scheme, which has 40 units. The location of this area also means households living here are unlikely to access purpose built older provision elsewhere.

  Although there are fewer older people in comparison to most of the other HMAs, the lack of provision suggests a care home or a sheltered scheme offering higher levels of care and support could be appropriate for this area. The SHMA also found some need for supported accommodation in this area, and savings and equity are relatively high so a private scheme could be a possibility. However the low incomes levels of the population would also need to be considered.

- **South HMA**

  The South HMA has a slightly higher than average older population with nearly 8,000 people and is serviced by 14 schemes, with one of them being extra care. Another extra scheme is being considered for Hemsworth, which if delivered would meet most of the demand for this type of accommodation. Relative to the size of its older population, the area has a low provision of sheltered housing and additional sheltered schemes should be considered.

- **South East HMA**

  The South East has the largest older population across the HMAs at nearly 17,000 people, and twenty five schemes of specialist older people's accommodation. The majority of these schemes are social rented sheltered housing (eleven) and the area has a large extra care scheme at Woodhouse.

  Although the area already has 12 sheltered schemes, the area has a small supply of units for the size of its older population. The SHMA also showed demand for sheltered housing and additional sheltered accommodation should therefore be considered for this area.

  The SHMA also showed some demand for extra care provision but this could reflect pent up demand for

Brunswick Village at Woodhouse, and this area has a relatively good supply for the size of its older population.

- **South West HMA**

  20% of people in this area are over 65 and the area has 12 schemes; three quarters of these are provided by the private sector. All the social sheltered housing in the area is provided by registered providers. This area has a small supply of sheltered housing in relation to the size of its older population, despite having the largest supply of private sheltered units in the city. The SHMA also showed some demand for residential/nursing homes but the numbers are small and this could reflect demand for the existing care homes in the area.

  The South West also has high levels of income, savings and equity which suggest that households would be able to utilise this to cater for their accommodation and care needs. Given the large older population and limited supply of social stock, a mixed tenure scheme or accessible homes for sale, such as bungalows or ground floor flats could be appropriate.

- **Stocksbridge and Deepcar HMA**

  This area has a higher proportion of older people than citywide, with 20% of the population aged over 65, but the area only has four schemes: two private care homes and two social sheltered schemes.

Given the isolated location of Stocksbridge & Deepcar and the ageing population, this area would benefit from additional older people's accommodation. A sheltered scheme offering higher levels of care and support, or even a small extra care facility , could be appropriate - particularly in Stocksbridge where high levels of domiciliary care are provided.

Key SCC Contacts

For more information about data from local needs contact:

Email: HousingStratgey@sheffield.gov.uk
Phone: (0114) 2736396

Section 6 – Development & Design

This section provides information and guidance in relation to the development and design of older people's accommodation in Sheffield.

6.1 Negotiating the Planning process

It is advisable for developers of specialist accommodation to seek guidance as early as possible from Sheffield's *Development Management team* to help ensure the Planning application process (see Figure 6.1) proceeds as smoothly as possible. Information about pre-application enquiries is available on the Planning service's webpage, including enquiry forms to download. Case officers are also available to guide developers through the Planning process.

These officers will be able to explain about *local planning application requirements* (LPAR). These are items that must be submitted with planning applications and are in addition to national requirements. In areas where *Neighbourhood Plans* exist or are being produced by local communities (currently Dore and Stocksbridge), applications will also need to fit with the requirements that these plans set out.

Most specialist accommodation for older people will need to adhere to the requirements of UDP Policy H8 and preferably to that set out in pre-submission Local Plan Policy C2 (not yet adopted) which is shown in Appendix C. This sets out high level requirements for residential layout, space standards and inclusive design.

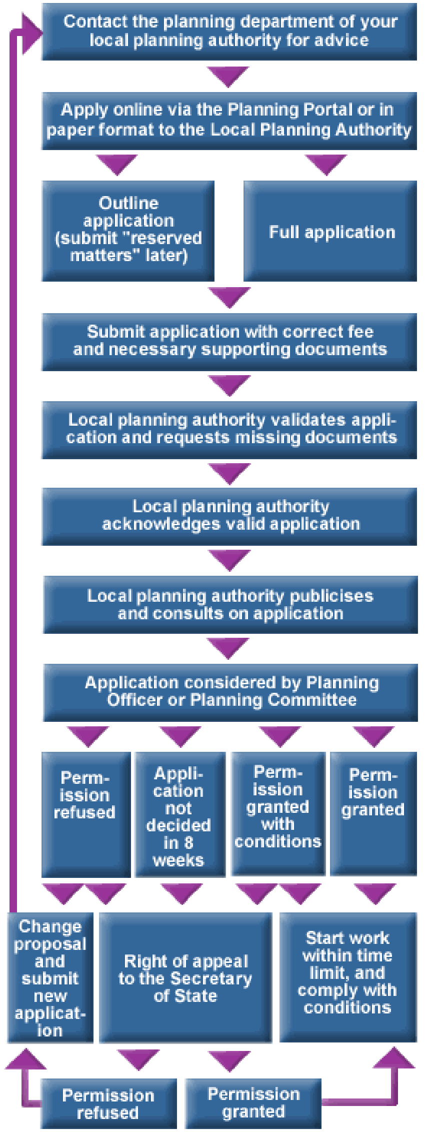


Figure 6.1: Flowchart of the Planning Application Process

Source: http://www.planningportal.gov.uk/planning/applications/decisionmaking/

6.2 Accessible and inclusive design requirements

"Older people's housing needs to be built on high quality, accessible land in suitable areas, where there is a demonstrated need, and not in isolated, low-value sites.

Breaking the Mould, Re-visioning older people's housing, National Housing Federation, (2011)

Building accessible accommodation is an important element in developing *lifetime homes and neighbourhoods*, and essential in the design of homes for older people if residents are to comfortably maintain their mobility and independence for as long as possible.

With regard to this, pre-submission *Local Plan Policy C2* (not yet adopted) states that:

"All residential institutions (Use Class C2), extra-care or supported accommodation (including hostels providing an element of care) and non-supported residential accommodation designated for older or disabled people should be fully accessible to wheelchair users."

The *Sheffield Development Framework Core Strategy* (Policy CS74) sets out the design principles that residential developments should address, and also reiterates the importance of accessibility issues:

"Development should ... enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled and older people."
It also sets out the expectation that all new residential developments in the city will be assessed according to the *Building for Life* criteria (see 6.3).

Other city policies which relate to accessible/inclusive residential design include C1 (Access to Local Services and Community Facilities in New Residential Developments), E2 (Parking) and E3 (Design for Roads and Movement).

Additional guidance on writing a *Design and Access Statement* is provided on SCC's *Design and Access Statements* web page. Advice on what types of developments require these statements to be submitted, as well as other information about accessibility issues, is available from the Council's *Disability Access Officers*.

The Peak District National Park Authority is the statutory planning authority for those parts of the city which fall within the Peak District National Park (PDNP). Developments in these areas will therefore need to follow the planning policies and guidance of the PDNP Authority.

Guidance for older people's accommodation in the PDNP Authority's Planning documents can be found in paragraph 12.19 of the Core Strategy and policy HC1 A ii, backed up by details in Local Plan policy LH2.

In the large majority of cases though, new build housing is on exception sites which are dedicated to addressing the housing need of local people. If up to date housing need information shows a need for older people's accommodation it is expected that a developer would factor that into any scheme that is proposed.

6.3. Building for Life 12

The Building for Life 12 model is a government endorsed scheme which is used to help assess design quality and which can also be used to help ensure high design standards are achieved in older people's accommodation.

The model sets out 12 key questions (see *Appendix F*) that planners and developers can use to assess the design quality of a scheme. Trained assessors can also be used to help assess how well a design meets the criteria used by the model.

6.4 Housing our Ageing Population: Panel for Innovation (HAPPI)

The *HAPPI report (2009)* is one of the most influential documents produced to date which looks at the types (including case studies) of housing needed for older people and how they can be delivered. It provides specific recommendations for various bodies and organisations, including local authorities, housing associations, house builders and developers, on how they can successfully deliver these types of housing.

This was followed up by HAPPI2 in 2012, which took account of the change in economic conditions since the original report was produced. Reflecting this and some of the lessons that had been learnt in the interim, *HAPPI2* includes updated recommendations for all of the bodies and organisations that were included in the original report.

6.5 Other design guidance

A wealth of design documents and guidance for older people's accommodation has begun to be developed over recent years:

- A good starting place is *Housing LIN's* Design Hub , which is divided into six sections covering the following topics:

    - Designing Lifetime Homes
    - HAPPI
    - Designing Extra Care Housing
    - Age-friendly communities and lifetime neighbourhoods
    - Eco design
    - Planning and design

- The South Yorkshire Residential Design Guide is a useful resource which was designed specifically for residential developers, design professionals, consultants and agents involved in designing and developing residential developments in South Yorkshire

- SCC and the University of Sheffield have recently begun work on the *Design for Wellbeing (DWELL)* project. This will take a case study approach to several of Sheffield's neighbourhoods to evaluate which are the most effective and cost efficient interventions that can be made to the built environment to benefit the lives of older residents. The outcomes from this project will eventually be made available on the Council's website and feature in future editions of this guide.

6.6 Extra care housing

Designs for new extra care housing schemes should meet the requirements of UDP Policy H8 and preferably as set out in the pre-submission local plan policy C2 (Appendix C), which is not yet adopted, and also the guidance contained in the *Older Older Persons' Accommodation Design Guide*, which was developed by SCC and Transform South Yorkshire.

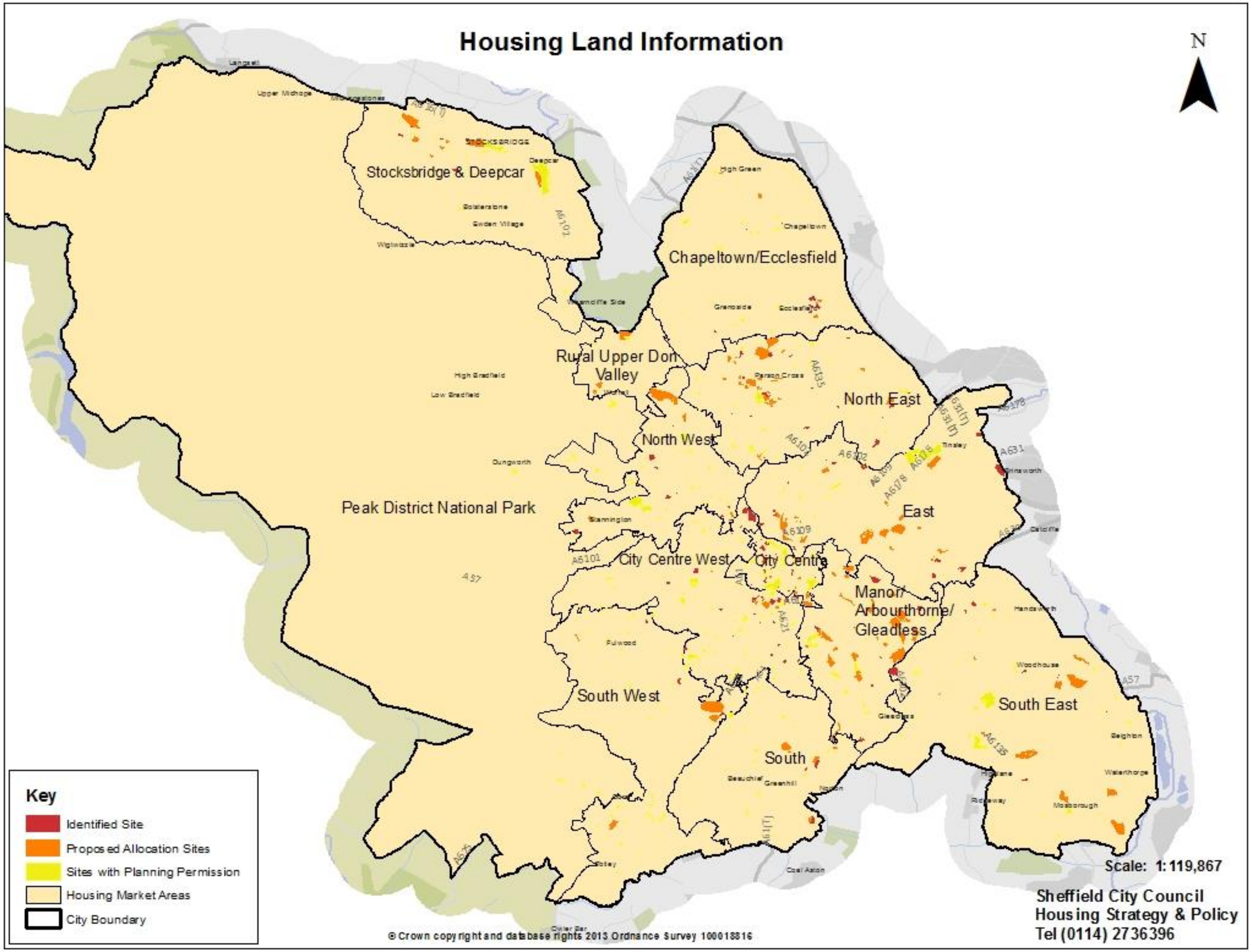
6.7 Strategic Housing Land Availability Assessment (SHLAA)

A SHLAA is a process that identifies land with *potential* for future housing development and all local planning authorities are expected to undertake one to help identify an adequate supply of land for housing in their area. The Sheffield and Rotherham SHLAA therefore provide a useful resource that can be used in the process of identifying potential sites for housing. However, it does not currently delineate sites specifically suitable for older people's accommodation.

Figure 6.1, shows a snapshot from the SHLAA (as of December 2013) over a map of the Housing Market Areas. Further information about the Sheffield and Rotherham SHLAA can be found on its webpage. An interactive housing land map displaying sites from the SHLAA is also available, which allows the user to search for current and potential development sites.

It is envisaged that this guide will help developers to identify areas where older people's accommodation is most needed and by using the SHLAA they will be able to start identifying suitable sites where this accommodation could be located.

Figure 6.1: Potential housing sites included in the SHLAA (December 2013)



Key SCC Contacts

General information and advice about the Planning process and applications:

Email:
Planningdc.south@sheffield.gov.uk (south area)
Planningdc.north@sheffield.gov.uk (north & west area)
Planningdc.cityeast@sheffield.gov.uk (city centre & east area)
planningdc@sheffield.gov.uk (other planning application enquiries)
Telephone: (0114) 2039183

Information about design issues:

Email: urban.design@sheffield.gov.uk
Telephone: (0114) 273 4223

Information about the Local Plan and specific Planning policies and guidance:

Email: local.plan@sheffield.gov.uk
Telephone: (0114) 273 4157

Information and guidance about accessibility issues and legislation:

Email: Brian.Messider@sheffield.gov.uk
Email: Simon.Ovenden@sheffield.gov.uk
Telephone: (0114) 273 4197

Information about the SHLAA:

Email: local.plan@sheffield.gov.uk
Phone: (0114) 2734157

Section 7 – Funding & Costs

This section provides a brief commentary about some of the funding opportunities and financial costs relating to older people's accommodation.

Due to the wide range of potential funding sources, business models and types of costs that exist, there is not the space here to attempt to provide a comprehensive picture. However, further information about other useful resources is included in section 8 of this guide.

7.1 Capital Funding

Capital funding for older people's accommodation can be divided between subsidised and non-subsidised types. Table 7.1 lists examples of both these types of funding which have been identified by *Housing LIN* for extra care housing but some of these could be used to finance other types of specialist housing as well.

Further information about all these types of funding is included in part two of Housing LIN's *Funding Extra Care Housing Technical Brief*.

Table 7.1: Sources of capital funding

Subsidy Funding	Non Subsidy Funding
HCA Affordable Homes Programme 2015-18	Local Authority prudential borrowing
DH Care & Support Specialised Housing Fund	Local Authority housing revenue account
Public land at nil or below market value	Group banking facilities
Capital subsidies from Local Authorities	Own name bond issues
Section 106 planning obligations	Social finance
Charitable fundraising	Scheme specific banking facilities
	Construction contractor finance
	PFI and LIFT programmes
	Private equity partners
	High net worth individuals
	Institutional investors
	REITs and Property Investment Trusts
	Property unit trusts and OEICs
	Public pension funds
	Consortia of pension holders

Funding Extra Care Housing Technical Brief, Housing LIN (2013).

7.1.1 Affordable Homes Programme 2015-18

The *Affordable Homes Programme 2015-18* (AHP) aims to contribute to the delivery of 165,000 new affordable homes in England. The £1.7 billion programme will invest in affordable housing that is mainly available as Affordable Rent (i.e. 80%

of market rent) with some funding available for affordable home ownership, supported housing and in some circumstances social rent.

The AHP 2015-18 encourages bids that include proposals for supported housing and housing for older people. Bidders are expected to work closely with local commissioning bodies to identify the type(s) of accommodation that most appropriately meet local need.

The *Affordable Housing Guarantee Programme* offers Registered Providers of affordable housing a government guarantee (up to 30 years) on the debt they raise to deliver additional newly-built affordable homes. This can help to reduce borrowing costs for Registered Providers and is designed to attract investment into affordable home ownership from private investors by giving them more security on their investment. In January 2014 the Government announced an agreement with the European Invest Bank to release an addition £500 million for affordable housing as part of the programme.

7.1.2 Care and Support Specialised Housing Fund

The Department of Health's *Care and Support Specialised Housing Fund* has made available £160million capital funding for specialist housing providers. The programme is managed by the Homes and Communities Agency and is split into two phases: one for affordable housing and one for private market housing. The programme runs for five years from 2013/14, and further information about the Fund is available on the HCA's website.

7.2 Revenue Funding

7.2.1 New flexible and cost effective models

Reductions in local authority funding settlements and large cuts to sources of revenue funding such as *Supporting People* has made it essntial for the Council and its partners to identify new ways of funding care and support for older people.

Direct payments, personal health budgets and the greater number of home owners coming into old age means self-funders will increasingly shape the market.

There will increasingly be an integration of commissioning between health and adult social care, including a pooling of budgets. This is likely to mean more flexible, outcome-based contracts for older people's support and care services.

In light of these developments and the demands of Care Act, the Council is particularly keen to work with partners to develop a variety of innovative, flexible models for the cost-effective revenue funding of care and support services[13].

[13] SCC Market Position Statement for Adult Social Care, 2014

7.2.2 Care home places

In Sheffield, the Council pays for nearly half (48%) of all Care homes places; self-funders purchase 32% of places, and 20% of places are purchased by the NHS.

The fees paid by Sheffield City Council in 2014/15 for residential and nursing care places are shown in Table 7.2.

Table 7.2: Sheffield's care home fees 2014/15

Care Home Type	Elderly £/wk		Dementia £/wk	
	Min	Max	Min	Max
Nursing	£501.89	£506.79	£513.89	£519.89
Residential	£353.00	£391.00	£395.00	£399.00

Care Home Market and Fees Analysis 2015/16 (SCC)

In recent years the number of *full fee payers* (self-funders), those not eligible for local authority support, has grown significantly in Sheffield – rising from around 17% in 2005 to an estimated 32% in 2013. The majority of these live in the more affluent areas, generally in the south, west and south west of the city. This is potentially related to the rise in house prices over recent years, which has provided many older owner-occupiers with increased levels of equity.

It is doubtful whether this trend will continue however. The Care Act 2014 will increase the Capital allowance threshold (which includes any property owned by the individual) from £23,500 to £118,000 in 2016/16; this will reduce the number of people having to contribute to the cost of their own care[14].

The increased threshold also means that current self-funders whose assets fall below the new upper limit will be eligible for funding from the local authority in 2016/17.

Many care homes charge different rates for self-funders and the cost of places can also vary significantly depending on the area of the city and occupancy rate. This range of fees is shown in Table 7.3.

Table 7.3: Self-funders residential care home fees 2014/15

Residential care	Lowest Fee	Highest Fee	Average Fee
Self-funders	£420	£785	£586

Care Home Market and Fees Analysis 2015/16 (SCC)

Individuals may decide to place themselves in a care home that charges more than the Council's standard fee and choose to pay a 'top up' fee to cover the difference. 12% of placements in Sheffield are of this type.

The number of care homes requiring a top up fee rose from 44 in 2013/14 to 46 in 2014/15, and the average top up amount rose from £39.94 to £44.40 during this period.

[14] *Care Home Market and Fees Analysis 2015/16* (SCC)

The Care Act 2014 will also introduce a cap of £72,000 on the personal care contribution a person is required to make over their lifetime. These costs exclude 'hotel' costs (bed and board), which an individual must pay for. These 'hotel' costs are likely to be limited to £12,000 and Care providers will have to separate what is a 'hotel' cost and what is a care cost.

7.2.3 Extra care housing

It is difficult to make a direct comparison of costs for extra care housing (ECH) with the cost of care home provision because care in ECH schemes is usually block funded for a set number of hours and is generally delivered as flexible domiciliary care provided at a specific site. However, the hourly rate is currently cheaper than other domiciliary home care contracts as it is based in one location.

In ECH residents pay their own accommodation, food and utility costs which make the cost of a whole package less than the cost of a care home place. However, the contribution paid by the resident for the care will be less than the contribution paid towards the cost of the care home placement.

The Council is currently looking at a cost benefit analysis of ECH in Sheffield and early general indicators show a benefit where residents would otherwise be accommodated in residential care. A detailed evaluation undertaken in East Sussex[15] revealed considerable financial savings to the care purchasing budget and concluded that the cost of care in ECH was half the gross cost of alternative placements.

From 2015 the Council will no longer pay a housing support 'top-up' to extra care providers but it is keen for additional ECH to be provided in the city and will be looking at other ways to support extra care developers, including new models of payments. The accommodation should be affordable for residents of all incomes, including those in receipt of full/partial Housing Benefit or not in receipt of Housing Benefit but on a low income.

7.2.4 Sheltered housing

As of January 2014, the average rent for a Council operated sheltered property is £84.76, ranging from £73.70 for a studio apartment to £101.75 for a three bedroom property.
It should be noted that large funding cuts to the Supporting People programme in Sheffield means that SCC's budget for its sheltered housing will be ceasing. As a consequence, SCC is currently looking at alternative funding structures. However, it is likely that there will be an impact in terms of both increased charges for tenants and a streamlining of the support that can be offered.

[15] *The Business Case for Extra Care Housing in Adult Social Care: An Evaluation of Extra Care Housing schemes in East Sussex*, Housing LIN (2013)

7.2.5 Welfare benefits

Depending on their financial circumstances, residents may receive various means tested benefits which help to fund some of their accommodation and care costs. The rates paid for each of these benefits are obviously subject to regular change and are published on the Government's web site. The benefit and pension rates which are applicable for 2014-15 are available here: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/275291/Benefit_and_Pension_rates_2014-15.pdf

From October 2014, eligible older people living in non-specialist accommodation will no longer receive Housing Benefit but will instead receive a new element of Pension Credit called '*housing credit*'.

The Government has indicated that *Exempt Accommodation*[16], which includes most types of supported accommodation, will be excluded from this new arrangement for the time being and the current arrangements will continue.

[16] 'Exempt Accommodation' is accommodation that is exempt from restrictions to the level of rent that is eligible for Housing Benefit. To qualify as 'exempt', accommodation must be provided by non-metropolitan county councils, housing associations, registered charities or voluntary organisations, and the landlord (or a person acting on its behalf) also provides the claimant with care or support or supervision. Currently, much supported, sheltered and Extra Care accommodation is classed as 'Exempt Accommodation'.

7.2.6 Exempt accommodation (considerations for commissioners)

Providers and commissioners of specialist accommodation need to ensure that they are able to fully recover their costs. It is therefore crucial that they understand the distinction between specialist accommodation that is defined as 'exempt accommodation' and other types that do not meet this definition.

Although most supported accommodation is classed as 'exempt', where it is not provided by a Registered Provider, the Council will not receive back in subsidy the full amount it pays in Housing Benefit. Current provision of this nature costs the Council significant amounts in lost subsidy per annum.

It is therefore recommended that commissioners of new supported housing accommodation schemes always check with the Council's Housing Benefit team in order to minimise any financial loss to the Council.

7.3 Costs

Costs of running supported accommodation can be split between staff costs and non-staff costs.

Staff costs often make up the largest proportion of running costs in the supported accommodation sector. Since members of staff working in this sector are often on the lowest pay scales, the national minimum wage is potentially a good measure for calculating wage inflation[17]. However, Sheffield City Council has committed itself to move workers to the "living wage", which is above the national minimum wage, and is keen for providers to meet this requirement.

Over the previous five years to 2014, the minimum wage rate increased by 11.6%, compared to an annual increase in the Sheffield contract fee for care homes of only 3%.

Non-staff costs can be measured by the Consumer Price Index, which covers many of the non-staff costs incurred by providers. In September 2014 the CPI rate was 1.2%.

Overall this suggests that providers have been faced with increasing costs in recent years, mainly down to rising staff costs in recent years. It is likely that these costs will have been more easily absorbed where the accommodation has larger numbers of self-funders or residents paying top up fees.

Evidence from the local market also shows that the ratio of staff to non-staff costs appears to vary considerable across care homes in Sheffield[18]. Small care homes tend to have a higher staff to non-staff ratio, commonly around 70:30. For larger care homes this is estimated to be around 55:45. This suggests that smaller scale supported accommodation providers will have found it more difficult to remain viable in recent years.

Key SCC Contacts

Affordable Housing
Email: AffordableHousing@sheffield.gov.uk
Tel: (0114) 2735349

Supporting People Programme
Email: supportingpeople@sheffield.gov.uk
Tel: (0114) 2037791/2735062

Adult Social Care Commissioning
Email: scapenquiries@sheffield.gov.uk
Tel (0114) 273 6815

Contracts and Partnerships
Email: Contractsandpartnerships@sheffield.gov.uk
Tel (0114) 203 7082

[17] *Care Home Market and Fees Analysis 2015/16* (SCC)
[18] *Care Home Market and Fees Analysis 2015/16* (SCC)

Section 8 - Useful Resources

8.1 Drivers of Need

Sheffield Facts and Figures
https://www.sheffield.gov.uk/your-city-council/sheffield-profile.html

Sheffield's Joint Strategic Needs Assessment (JSNA)
https://www.sheffield.gov.uk/caresupport/health/health-wellbeing-board/JSNA.html

Sheffield Health and Wellbeing Atlas
https://www.sheffield.gov.uk/caresupport/health/director-of-public-health-report-2013/health-and-wellbeing-across-sheffield/sheffield-health-and-wellbeing-atlas.html

Electoral Wards Health and Wellbeing Data
https://www.sheffield.gov.uk/caresupport/health/director-of-public-health-report-2013/health-and-wellbeing-across-sheffield/electoral-wards-health-and-wellbeing-data.html

Sheffield's Strategic Housing Market Assessment (SHMA) 2013
https://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies/housing-market-assessment.html

Sheffield Neighbourhood and Ward Population Trend Tools
https://www.sheffield.gov.uk/caresupport/health/director-of-public-health-report-2013/health-and-wellbeing-across-sheffield/population-trend-tools.html

State of Sheffield 2013
https://www.sheffield.gov.uk/your-city-council/sheffield-profile/state-of-sheffield.html

Projecting Older People Population Information (POPPI) System
http://www.poppi.org.uk/

Office for National Statistics (regional statistics)
http://www.ons.gov.uk/ons/regional-statistics/region.html?region=Yorkshire+and+the+Humber

SCC Contacts

Sheffield JSNA
Email: SheffieldJSNA@sheffield.gov.uk

Sheffield SHMA 2013
Email: housingstrategy@sheffield.gov.uk
Telephone: (0114) 273 6396

8.2 Local Supply

Sheffield Older People's Accommodation (SCC web page)
https://www.sheffield.gov.uk/in-your-area/housing-services/older-people.html

Sheffield Property Shop
http://www.sheffieldpropertyshop.org.uk/Data/ASPPages/1/30.aspx

Sheffield Help Yourself Database (older people's housing)
http://www.sheffieldhelpyourself.org.uk/Housing.html#olderpeople

carehome.co.uk
http://www.carehome.co.uk/care_search.cfm

HousingCare.org (Elderly Accommodation Counsel)
http://www.housingcare.org/

Housing LIN SHOP@
http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPAT/

Retirement Homesearch
http://www.retirementhomesearch.co.uk/

Housing Market Area Profiles
<link not yet available>

SCC Contacts

Council Housing
councilhousing@sheffield.gov.uk

Housing Strategy and Policy
housingstrategy@sheffield.gov.uk

8.3 Policy & Legislation

National

Laying the Foundations: A Housing Strategy for England (Department for Communities and Local Government)
https://www.gov.uk/government/publications/laying-the-foundations-a-housing-strategy-for-england--2

Care and Support White Paper*: Caring for our Future: reforming care and support*
https://www.gov.uk/government/publications/caring-for-our-future-reforming-care-and-support

A Better Home Life (Centre for Policy on Ageing)
http://www.cpa.org.uk/bhl/bhl00.html

Care Quality Commission
http://www.cqc.org.uk/

Local

A City for All Ages – Making Sheffield a Great Place to Grow Old
https://www.sheffield.gov.uk/caresupport/talk-to-us/growing-older.html
Sheffield Housing Strategy 2013-23
https://www.sheffield.gov.uk/in-your-area/housing-services/housing-strategies.html

Joint Health and Wellbeing Strategy for Sheffield
https://www.sheffield.gov.uk/caresupport/health/health-wellbeing-board/joint-health-and-wellbeing-strategy.html

Sheffield Market Position Statement for Adult Social Care:
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/future-plans/mps.html

Fees and Market Analysis Care Homes 2014/15
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/allprovidersinfo/care-home-provider-meetings.html

The Sheffield Dignity Code
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/allprovidersinfo/dignity/code.html

SCC Contacts

Sheffield Housing Strategy 2013-23
Email: HousingStratgey@sheffield.gov.uk

Joint Health and Wellbeing Strategy 2013-18
Email: healthandwellbeingboard@sheffield.gov.uk

Adult Social Care Commissioning
scapenquiries@sheffield.gov.uk

8.4 Procurement & Commissioning

Sheffield Framework Agreement
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/future-plans/commissioning-landscape/framework-agreement.html

Sheffield Recognised List of Care and Support Providers
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/new-business/rplist.html

Sheffield Partnership Investments
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/future-plans/commissioning-landscape/pia.html

Sheffield Business Development for New and Prospective Care Providers
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/allprovidersinfo/businessdev/new-providers.html

Housing LIN (Commissioning)
http://www.housinglin.org.uk/Topics/browse/Housing/Commissioning/

Sitra (Commissioning and procurement)
http://www.sitra.org/policy-good-practice/commissioning-and-procurement/

SCC Contacts

Adult Social Care Commissioning
scapenquiries@sheffield.gov.uk

Contracts and Partnerships
contractsandpartnership@sheffield.gov.uk

8.5 Planning & Development

Sheffield Local Plan
Email: local.plan@sheffield.gov.uk
https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/local-plan.html

Sheffield Supplementary Planning Guidance
https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/supplementary-planning-guidance.html

Masterplans and Background Reports
https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/disability-access.html

Housing Land Sites
https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/housing-land-sites.html

Sheffield and Rotherham Strategic Housing Land Availability Assessment (SHLAA)
https://www.sheffield.gov.uk/planning-and-city-development/planning-documents/background-reports/strategic-housing-land-availability-assessmen.html

National Planning Policy Framework
https://www.gov.uk/government/policies/making-the-planning-system-work-more-efficiently-and-effectively/supporting-pages/national-planning-policy-framework

The Planning Portal
www.planningportal.gov.uk

Housing LIN (Planning)
http://www.housinglin.org.uk/Topics/browse/Planning/

A Better Home Life (Centre for Policy on Ageing)
http://www.cpa.org.uk/bhl/bhl00.html

Peak District National Park Authority – Planning

http://www.peakdistrict.gov.uk/planning

SCC Contacts

Building Regulations
buildingcontrol@sheffield.gov.uk

The Local Plan
local.plan@sheffield.gov.uk

8.6 Design

Building for Life 12
http://www.designcouncil.org.uk/our-work/cabe/our-big-projects/building-for-life/

HAPPI Report
http://www.homesandcommunities.co.uk/housing-ageing-population-panel-innovation

HAPPI2
http://www.housinglin.org.uk/Topics/browse/Design_building/HAPPI2/?parent=8649&child=8650

Housing LIN (Design)
http://www.housinglin.org.uk/Topics/browse/Design_building/

Inclusive Mobility
https://www.gov.uk/government/publications/inclusive-mobility

Guidance on the use of Tactile Paving Surface
https://www.gov.uk/government/publications/guidance-on-the-use-of-tactile-paving-surfaces

National Home Improvement Council
http://www.nhic.org.uk/

Lifetime Homes
http://www.lifetimehomes.org.uk/

Code for Sustainable Homes: Technical Guidance
https://www.gov.uk/government/publications/code-for-sustainable-homes-technical-guidance

Older Person's Accommodation Design Guide
http://www.mae-llp.co.uk/projects/by-name/older-persons-housing-guide.html

Neighbourhoods for life - a checklist of recommendations for designing dementia-friendly outdoor environments
http://www.housinglin.org.uk/Topics/browse/HousingandDementia/Design/?&msg=0&parent=5091&child=6987

South Yorkshire Residential Design Guide
https://www.sheffield.gov.uk/roads/about/highways-maintenance/development-and-adoptions/design-guide.html

BS8300:2009+a1:2010 'Design of buildings and their approaches to meet the needs of disabled people
http://shop.bsigroup.com/Browse-by-Sector/Building--Construction/Disability-access/

Best Practice Guidance: Wheelchair accessible housing
http://www.habinteg.org.uk/main.cfm?type=WCACCESSIBLEHS

Wheelchair Housing Design Guide
http://www.habinteg.org.uk/main.cfm?type=WCHDG

SCC Contacts

Disability Access Officers
Email: Brian.Messider@sheffield.gov.uk
Email: Simon.Ovenden@sheffield.gov.uk

Urban and Environmental Design
Urban.design@sheffield.gov.uk

8.7 Funding

Affordable Homes Programme 2015-18
https://www.homesandcommunities.co.uk/ourwork/affordable-homes-programme-2015-18

Affordable Homes Guarantee Programme
http://www.homesandcommunities.co.uk/ourwork/affordable-homes-guarantees-programme

Sheffield voluntary sector grants and funding
https://www.sheffield.gov.uk/in-your-area/grants.html

Housing LIN (Funding Extra Care)
http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/FundingExtraCareHousing/

The Business Case for Extra Care Housing (Housing LIN)
http://www.housinglin.org.uk/HousingRegions/SouthEast/?parent=1026&child=8988

SCC Contacts

Affordable Housing
AffordableHousing@sheffield.gov.uk

Contracts and Partnerships
contractsandpartnership@sheffield.gov.uk

8.8 Research

Centre for Policy on Ageing
http://www.cpa.org.uk/index.html

Joseph Rowntree Foundation (Ageing Society)
http://www.jrf.org.uk/work/ageing-society

Social Care Institute for Excellence
http://www.scie.org.uk/Index.aspx

Housing LIN (Resource Library)
http://www.housinglin.org.uk/Topics/type/

8.9 Other useful resources

Sheffield Dignity Toolkit
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/allprovidersinfo/dignity/toolkit.html

Training for Residential Care Providers
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/resiproviders/training-information.html

Business Development for Existing Care Providers
https://www.sheffield.gov.uk/caresupport/professionals-providers/scap/allprovidersinfo/businessdev/existing-providers.html#business

Opportunity Sheffield
https://www.sheffield.gov.uk/business-economy/development/opportunitysheffield.html

Section 9 - Appendices

Appendix A – Key Characteristics of the Housing Market Areas

HMA	Key housing market characteristics	Area (sq. miles)
City Centre	Significant new build over last decade, dominated by apartments, both converted and purpose-built, including significant regeneration in areas like Park Hill and Kelham Island. Significant new student market. Very few families, although some low-rise Housing Association estates on western fringe. It mainly includes the Central ward and parts of the Broomhill, Manor Castle and Walkley wards.	1.0
City Centre West	Dominated by Victorian and inter-war terraced and semi-detached housing. Popular neighbourhoods benefitting from proximity to major universities and hospitals. Significant PRS for students and young professionals. It includes large parts of the Broomhill, Central, Crookes, Nether Edge and Walkley wards and fringes of the Fulwood, Arbourthorne and Gleadless Valley wards.	6.1
Stocksbridge and Deepcar	Separate self-contained settlement on rural fringe. Enjoys good access to trunk road network, but commuting links with Sheffield are congested and public transport slow, usually requiring a change from bus to tram. It includes the ward of Stocksbridge and Deepcar.	7.3
Chapeltown/ Ecclesfield	Popular separate self-contained settlement close to motorways and north Sheffield employment zones. It includes large parts of the wards of East and West Ecclesfield and fringe parts of the Shiregreen and Brightside ward.	8.2
North East	Area dominated by very large inter-war council housing estates. Formerly part of the South Yorkshire HMR area. It includes large parts of the Shiregreen and Brightside, Southey and Firth Park wards, as well as fringe parts of the Burngreave and East Ecclesfield wards	6.7
North West	Mix of housing types, broadly suburban in character. More affordable than the other parts of west Sheffield, especially popular with families. It includes large parts of the Hillsborough, Stannington and Walkley wards.	4.4
Rural Upper Don Valley	Small HMA comprising relatively sought-after villages with a semi-rural character. It includes the neighbourhoods of Worral, Oughtibridge, Wharncliffe Side and falls mainly within the ward of Stocksbridge and Upper Don Valley.	2.1

HMA	Key housing market characteristics	Area (sq. miles)
Peak District National Park	Very little of the city's housing is found in the Peak District. What housing there is exists in small villages and hamlets, within which development is very tightly restricted. Prices reflect the popularity of the rural lifestyle and the constraints on supply. Housing planning largely the responsibility of the Park Authority. It includes large parts of the Stocksbridge and Upper Don Valley ward and parts of the Stannington ward.	67.5*
East	Formerly the location of much of Sheffield's heavy industries, the East HMA is dominated by cheaper, often terraced housing and a more demographically and ethnically mixed population than many other parts of the city. Formerly part of the South Yorkshire HMR area. It includes large parts of the Burngreave and Darnall wards, and fringe parts of the Manor Castle ward.	8.3
South East	Several large and important suburbs from a variety of eras, home especially to families moving from more central parts of south and east Sheffield. Very significant expansion since the 1970s of private suburban estates in the Mosborough Townships, centred on the Crystal Peaks district shopping centre. Although quite distant from the city centre, the HMA benefits from good transport links to the city centre and good access to motorways. It includes large parts of the Beighton, Birley, Mosborough, Richmond and Woodhouse wards, and fringe parts of the Arbourhorne and Darnall wards.	12.7
South West	Universally acknowledged as Sheffield's premier housing market area, especially among those with above-average incomes and who may be relatively new to the city. Large areas of very low density detached housing from a range of eras, almost all in owner occupation. The South West HMA has excellent access to the Peak District and a reputation as having the best schools in the city, both of which are considered to influence the market considerably. There are very few socially rented properties in this HMA. It includes large parts of the Dore and Totley and Ecclesall wards, and fringe parts of the Beauchief and Greenhill and Nether Edge wards.	7.9
South	Slightly more affordable range of housing than the South West HMA but sharing some of its characteristics. Also includes major peripheral systems-built council housing estates on boundary with North East Derbyshire. It includes large parts of the Beauchief and Greenhill and Graves Park wards, as well as parts of the Gleadless Valley ward. It also includes fringe parts of the Dore and Totley, Ecclesall and Nether Edge wards.	5.2

HMA	Key housing market characteristics	Area (sq. miles)
Manor/ Arbourthorne / Gleadless	Large area dominated by several distinctive social housing estates, including the large inter-war estates on the Manor and Arbourthorne, and systems-built developments in Norfolk Park and Gleadless commanding impressive views over the city. These areas have been subject to significant market restructuring and tenure mixing in recent years although the social rented sector is still dominant. Formerly part of the South Yorkshire HMR area. It includes large parts of the Arbourthorne, Gleadless Valley and Manor Castle wards, as well as parts of the Beauchief and Greenhill and Graves Park wards. It also includes fringe parts of the Darnall and Richmond wards.	4.4

Appendix B – Key Messages from the Market Position Statement for Adult Social Care 2014/15

Residential Care

Demand for residential care for older people is likely to be relatively stable over the short to medium-term. We know that the age of people entering residential care has increased therefore we predict this will offset the need for additional beds. However, people who are much older are likely to be frailer and have more complex needs and the growth in the numbers of people with dementia may mean the residential care market needs to diversify to meet these changing needs.

We expect to see changes in the parts of the residential care market that are predominantly council-funded, as static fee levels and competition between providers sees a greater share of the market going to larger, more cost efficient accommodation. These changes may lead to some smaller providers exiting the market.

Nursing Care

The demand for nursing care is currently high in Sheffield; around 200 beds are currently being used to provide temporary intermediate care, mainly for older people coming out of hospital. We expect our health integration work to increase the proportion of people supported to recover from a period of ill-health in their own home, which will reduce the demand for intermediate care beds from 2015 onwards. However, in the short-term at least, good quality nursing beds at the council's standard rate of £353 per week (as at 2014) are likely to be in demand.

Dementia

The numbers of people with dementia are increasing; diagnosis and early intervention helps people with dementia to live well and delay premature admission to long term care. Providing high quality support to people with dementia will become an increasing focus in all commissioning activities for older people and we will be looking towards providers who can demonstrate they are able to support people with dementia as part of their on-going service offer.

Extra care/supported accommodation

We expect alternative supported accommodation such as ‘extra care’ or ‘sheltered accommodation’ where people retain greater privacy and independence, whilst benefiting from safe, communal facilities, is going to continue to experience increased demand in Sheffield.

A recent analysis indicated that there might be a need for further extra care type facilities and sheltered accommodation in the East, South East, South, Manor, Castle and Gleadless areas of the city.
We’re discussing with providers and developers how capacity in extra care accommodation can be increased to both meet demand and help people live independently for longer. Whilst we will not be offering subsidies or giving land away to stimulate the market, we are willing to discuss new models of payments. We would also be particularly interested in speaking to providers that have ideas on how we could provide extra care type accommodation for people with dementia.

Until we have discussed and developed our plans for alternative accommodation in the city, we will be looking to re-procure the social care support contracts for extra care during 2014.

Community Services

Our integration work on preventative community services will be exploring how we can help communities develop local support networks for older people. We are looking at our investments far beyond social care for example, the funding we put into community development, community activities, and direct support for the voluntary sector. We would be very interested in speaking to local organisations with ideas on how small local investments can measurably reduce the need for longer term support.

Along with other partners and the lead organisation we remain committed to the Ageing Better Big Lottery bid to tackle the issue of isolation and loneliness in older age. If successful this would bring around £6million of investment into the city over the next five years.

This investment will fund activities and interventions that have been designed and developed with older people, and that reduce the impact that loneliness and isolation has on the wellbeing of older people in the city.

Appendix C – Pre-submission Local Plan Policy C2 (not yet adopted)

Policy C2

Residential Layout, Space Standards and Accessible Housing

All new residential development (including affordable homes, new homes arising from the conversion of existing buildings and, where relevant, extensions) should:

a. be designed and laid out to ensure that a range of different dwelling sizes, types and tenures are well distributed throughout the site; and

b. be well laid out internally and provide enough space to accommodate the size of household for which it is intended; and

c. provide a sufficiently sized, useable and private garden or area of outdoor space which, in the case of a family dwelling, can be directly accessed from a habitable room, or, in all other development types, can be easily and conveniently accessed by residents; and

d. not result in an unacceptable loss of the garden or an area of outdoor space; and

e. in developments of four or more general purpose or affordable homes, include at least 25% of the new homes designed as wheelchair accessible housing or housing that is easily adaptable for residents who are wheelchair users; and

f. be easily adaptable to meet the needs of disabled and older people when required (this includes the communal areas of apartment blocks); and

g. be designed so that wheelchair-accessible homes, affordable homes and general purpose homes are of equivalent quality in terms of their appearance and siting, unless there are significant site constraints which would make this impossible.

All residential institutions (Use Class C2), extra-care or supported accommodation (including hostels providing an element of care) and non-supported residential accommodation designated for older or disabled people should be fully accessible to wheelchair users.

NB
Items (e) and (f) will be subject to the Government's proposals to set national standards in the Building Regulations, which local authorities cannot exceed, and limits on the percentage of each standard which can be required through local plans.

Policy C2 Definitions

'Affordable homes' *– see policy D3.*

'Well laid out internally', 'enough space', 'unacceptable loss' *and* ***'sufficient private outdoor space or private gardens'*** *– to be interpreted in the light of more detailed guidance in a Residential Design Supplementary Planning Document.*

'Easily adapted to meet the needs of disabled and older people' *–to be interpreted with reference to the latest nationally endorsed Lifetime Homes standards. The detailed design requirements will be included in a Residential Design Supplementary Planning Document.*

'Wheelchair accessible housing' *– housing designed to enhanced standards so that it is fully accessible to wheelchair users or can be easily adapted for a wheelchair user without the need to make substantial structural alterations to the home. It provides a greater level of accessibility than Lifetime Homes. Detailed design requirements will be included in a Residential Design Supplementary Planning Document.*

Appendix D – Unitary Development Plan Policy *H7 Mobility Housing*

H7 MOBILITY HOUSING
In all new or refurbished housing the provision of a proportion of mobility housing to meet local need will be encouraged except where the physical characteristics of a site or existing buildings make it impracticable.

Definitions
'A proportion' – a minimum of 25%.
'Local need' - in this Policy, need in the City as a whole.
'Mobility housing' - general purpose housing built to certain basic standards so that it can be easily adapted without major structural alterations to be lived in by people with disabilities. Its main features have been set out in supplementary planning guidance.
'Impracticable' **-** where it is impossible to include:

- plots on roads with gradients not exceeding 10%;
- a ramp to the principal entrance to a house without the creation of more than one rest platform along its length.

Other Information
For the Government's, national planning guidance, see Planning Policy Guidance Note PPG3 (revised), Housing, Deportment of the Environment, 1992, paragraphs 7 and 8.

See also Mobility Housing Policy Background Paper No. 13 and Mobility Housing, Supplementary Planning Guidance, Department of Land and Planning, Sheffield City Council, 1994.

Reasons for the Policy
Most housing development is built to standard designs. But these do not take account of the needs of people with impaired mobility. Whilst standardisation can reduce total costs, it can actually increase them for people for whom the basic unit is unsuitable.

Adaptation by the builder can meet the needs of a particular buyer with disabilities but people who become disabled whilst living in a standard house face heavy costs to adapt it to their changing needs. By designing easily adaptable houses for everyone, costs can be kept down.

The Government's national planning guidance states that planning policies should take account of general needs and the wide variety of market demand. Together with this an allowance should be made for housing for people with disabilities where there is clear evidence of local needs.

Figures derived from a Census Office study on disability showed that 15% of people in Sheffield are in need of mobility housing. The figure of 25% given in the definition of 'a proportion' includes an allowance of 10% to remedy the lack of existing suitable housing.

Very few existing houses or new conversions are suitable, for example, for people who are wheelchair users. This creates problems not only for the occupants but also for visitors. Designing for mobility will give people with disabilities a choice of housing of different types and tenures, enable more people to remain in their homes if they become disabled and enable individuals to live as independently as possible in the community.

Single-storey houses and flats are likely to be particularly attractive to people with impaired mobility and can readily be adapted to meet their needs.

How it will be put into practice
By:
Monitoring the provision of mobility housing.
Discussing with developers how best to provide housing which can meet a wide range of needs.
Identifying suitable sites in areas where opportunities for adapting existing houses are limited.
Negotiating with developers on all schemes to provide the maximum feasible proportion of housing which is easily adaptable for people with disabilities.

Appendix E – Unitary Development Plan Policy *H8 Housing for People in Need of Care*

H8 HOUSING FOR PEOPLE IN NEED OF CARE
New and refurbished housing in the form of supportive accommodation, sheltered accommodation, care homes and nursing homes will be permitted in suitable areas provided that it would:
(a) be within easy reach of a shopping centre and public transport; and
(b) be suitable for people with disabilities; and
(c) provide a reasonable and attractive area of accessible private open space or be immediately next to an area of public open space; and
(d) not involve extensions which would remove essential open space; and
(e) comply with Policies IB11, H14, CF8, S10 or MU11, as appropriate.

Definitions
'Supportive accommodation' - purpose-built or converted exclusively for specific groups of people, consisting of grouped self-contained accommodation or a shared house with resident or visiting caring support.
'Sheltered accommodation' - purpose-built or converted exclusively for elderly people with various management services consisting of grouped, self-contained accommodation with an emergency alarm system and usually with communal facilities and normally a resident warden.
Care homes - properties (for more than six residents, including staff) providing accommodation and care for people in need of general supervision but not medical care.
'Nursing homes' - designed to provide 24-hour nursing care, often for people who need treatment, core and support.
These four types of accommodation fall within the C2 use class which is termed 'residential institutions'.
'Suitable areas' - Housing Areas, Fringe Industry and Business Areas, Shopping Areas and most Mixed Use Areas.

Other information
For Policies IB11, H14, CF8, S10 and MU11.

Reasons for the Policy
The Community Care Policy of the Health Authority and the City Council involve a programme for closing institutional accommodation. This creates a need for suitable accommodation and housing, with appropriate support, in the community. Over

the next 10 years the number of very elderly people in Sheffield will increase by nearly one third. Many will need special accommodation to provide care or support.

Local authorities are now limited in their scope to provide special needs housing. So the responsibility must be shared with the private sector, which has valuable expertise and resources to offer.

There is increasing demand for accommodation which meets the needs of a range of people in the community (including, for example, the special needs of elderly members of ethnic minority groups) as a result of the Community Care Policy of the Health Authority and the City Council.

Residents of accommodation for people in need of care should be able to enjoy a good quality of environment. People living in nursing homes and sheltered accommodation may not be able to get out as much as others and so the view and access to nearby open space is important.

People who can get about but with difficulty need shops, services and bus stops to be close by.

Accommodation which provides housing and care for seven or more people in need of care comes under direct planning control. According to planning regulations, small-scale accommodation providing care for up to six people is classed as an ordinary dwelling (C3). This means that planning permission is not needed for the use of a dwelling as a small group home. However, registration will be required with the Health Authority or the Housing and Direct Services or the Social Services Directorate of the City Council.

How it will be put into practice
By:
Deciding planning applications.
Monitoring the provision of various types of housing.
Identifying suitable sites in areas where opportunities for adapting existing houses are limited.
Making available, in suitable locations, land and buildings owned by the City Council.
Negotiating with developers and other agencies, including Registered Social Landlords and the Health Authority.

Appendix F – Building for Life 12 Questions

Integrating into the neighbourhood

1 Connections
Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2 Facilities and services
Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport
Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements
Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character
Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context
Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces
Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around
Is the scheme designed to make it easy to find your way around?

Street & Home

9 Streets for all
Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking
Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces
Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space
Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Source: The Sign of a Good Place to Live, Building for Life 12, Building for Life Partnership (2012)

Appendix G – Number of weekly domiciliary care hours being provided to each of Sheffield's neighbourhoods

Neighbourhood	Domiciliary Hours	Neighbourhood	Domiciliary Hours	Neighbourhood	Domiciliary Hours	Neighbourhood	Domiciliary Hours
Abbeyfield	64	Ecclesall	122	Lodge Moor	41	Stannington	294
Acres Hill	162	Ecclesfield	119	Longley	233	Stocksbridge	475
Arbourthorne	222	Endcliffe	53	Lowedges	461	Stubbin / Brushes	312
Base Green	221	Fir Vale	211	Loxley	31	Tinsley	79
Batemoor / Jordanthorpe	338	Firshill	173	Manor	429	Totley	194
Beauchief	186	Firth Park	37	Meersbrook	285	Upperthorpe	143
Beighton	398	Flower	75	Middlewood	149	Wadsley	100
Bents Green	69	Fox Hill	244	Millhouses	117	Walkley	233
Birley	238	Fulwood	158	Mosborough	205	Walkley Bank	55
Bradway	132	Gleadless	349	Nether Edge	188	Waterthorpe	237
Brightside	96	Gleadless Valley	240	Netherthorpe	144	Westfield	151
Brincliffe	247	Granville	198	New Parson Cross	510	Wharncliffe Side	14
Broomhall	119	Greenhill	347	Norfolk Park	349	Whirlow / Abbeydale	114
Broomhill	77	Grenoside	228	Norton	413	Wincobank	187
Burncross	258	Greystones	85	Old Parson Cross	345	Wisewood	169
Burngreave	253	Hackenthorpe	422	Oughtibridge	244	Woodhouse	641
Chapeltown	429	Halfway	183	Owlthorpe	189	Woodland View	335
Charnock	215	Handsworth	383	Park Hill	55	Woodseats	265
City Centre	30	Heeley	307	Ranmoor	246	Woodside	85
Colley	317	Hemsworth	160	Richmond	271	Woodthorpe	450
Crookes	277	High Green	480	Rural Area	252	Worrall	57
Crookesmoor	47	Highfield	113	Sharrow	127	Wybourn	146
Crosspool	317	Hillsborough	240	Shirecliffe	161		
Darnall	285	Hollins End	376	Shiregreen	426		
Deepcar	186	Housteads	72	Sothall	142		
Dore	310	Langsett	259	Southey Green	255		

Source: Sheffield City Council